

10-12-2010

2010 Hallowell Comprehensive Plan Update, Volume 2, Strategies

Hallowell (Me.). Comprehensive Plan Committee

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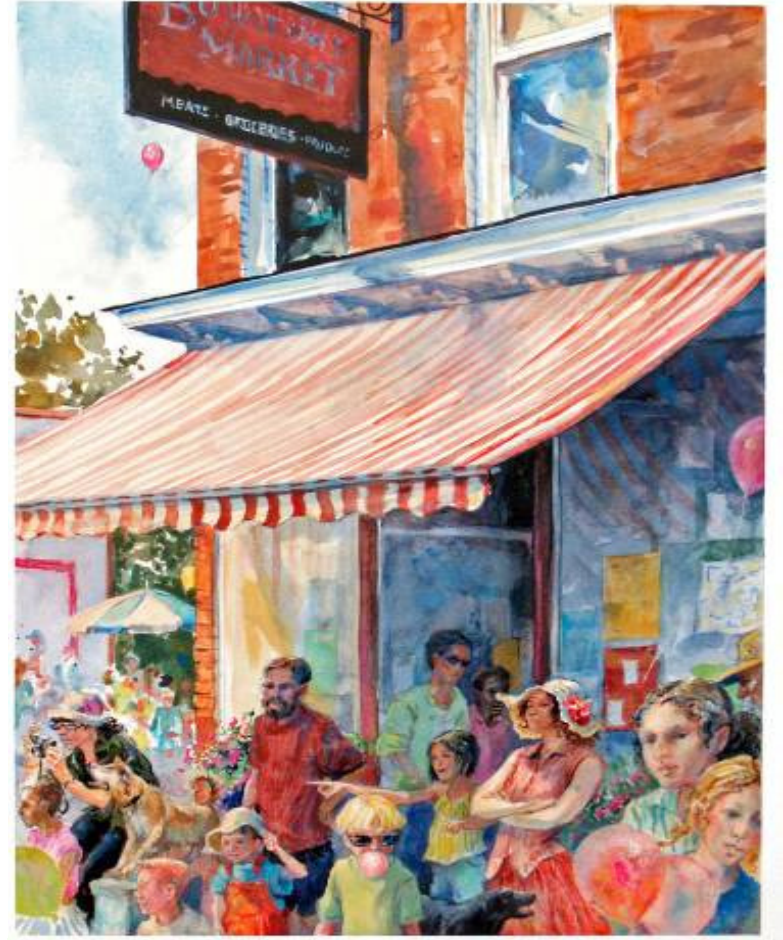
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2010

Hallowell, Where Old World Charm & Community Spirit Flourish!



HALLOWELL COMPREHENSIVE PLAN UPDATE: VOLUME 2, STRATEGIES (APPROVED BY CITY COUNCIL 10-12-10)

Letter from the Committee

Dear Hallowell Residents,

This is the Council-approved 2010 Update to the Hallowell Comprehensive Plan. It is the result of two years of public meetings, research, workshops, and committee work. Our experience has confirmed how much we all love the special character of Hallowell, and how much we want it to endure. This draft Update includes strategies to enhance the community's buildings, natural environment, and cultural life. This draft represents the work of our Comprehensive Plan Committee, and further improvements the Hallowell Planning Board and Hallowell City Council.

The Update is available on the City of Hallowell website (www.hallowellgovoffice.com).

We wish to thank everyone who participated in the planning process, and contributed ideas for the improvement of Hallowell. We look forward to hearing your suggestions and improvements.

Sincerely,

The Hallowell Comprehensive Plan Committee

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Thanks to the Old Hallowell Day Committee for providing art for this document. The picture on the cover on the left is by Paul Plumer (1992 Old Hallowell Day poster); the picture on the right cover is by Chris Cart (2005 Old Hallowell Day poster); and the picture on page 18 is by Kay Morris (1997 Old Hallowell Day poster).

Executive Summary

What is a Comprehensive Plan?

This is the 2010 Update of the Hallowell Comprehensive Plan. It replaces the prior 1997 Update. A comprehensive plan is a broad document outlining the future direction of the City over the coming 5-10 years. State law requires that municipalities that have zoning controls have a comprehensive plan approved by the state (30-A M.R.S.A. Chapter 187, Subchapter 2).

What is contained in Hallowell's Comprehensive Plan Update?

The 2010 Hallowell Comprehensive Plan Update, in two volumes, is available on the City's web site: <http://hallowell.govoffice.com/>.

Volume I, the Inventory of Existing Conditions, is a description of the existing condition of Hallowell's economy, housing, environment, public facilities, transportation, and the like.

Volume 2, The Vision and Strategy, contains the goals, policies, and activities to attain Hallowell's desired future – and is the document you are now reading. Below are the contents of this volume.

» **Part A: The Vision for Hallowell's future**

» **Part B: Neighborhood**

- Downtown, the Waterfront, and Water Street
- Intown Neighborhoods
- Stevens School
- The Business District along I-95
- The Rural Area

» **Part D: Implementation and Capital Improvement Plans**

» **Part C: City Strategies**

- Historic Preservation
- City Services
- The Natural Environment
- Affordable Housing

Comprehensive Plans provide:

Context for local decision-makers for individual issues.

Legal framework for the City's land use regulations.

Direction for developers who are considering projects in the City.

Rationale for grant applications by the City and nonprofit organizations.

Guidance for state agencies in making investment decisions.

What is the Vision for Hallowell?

- ***The arts will be everywhere.*** Music will be heard downtown nightly. The Gaslight Theatre and Hall-Dale schools will put on plays regularly. Arts and crafts shops will line Water Street. Hubbard Library will host speakers and events. Festivals will mark the seasons.
- ***The population will be diverse.*** There will be state government workers, waiters, business people, artists, teachers, and farmers -- young and old, single people and families -- at every income level. The housing in Hallowell will be diverse as well -- from rooms to apartments to condominiums to single-family homes, at all prices. Everyone will treat each other with respect.
- ***History will be alive.*** It will live in historic stores, houses, and churches, in “Museum in the Street” signs, in old newspapers stored in Hubbard Library, in school classrooms, and in community art and events.
- ***Nature will beckon.*** Trails, ponds, and parks -- and the Kennebec River itself -- will provide recreation. Open space corridors and protected areas will provide secure habitat for wildlife.
- ***Business will thrive.*** Hallowell’s downtown shops and restaurants will attract customers from near and far. Businesses near the turnpike will contribute jobs and property tax revenues to the City’s economy.
- ***Government will work.*** Citizens will know that they are heard. Government operations will continue to become more efficient. Hallowell will be an active leader in regional planning and cooperation efforts.

How should Hallowell look?

Hallowell is the smallest city in Maine -- only five square miles in size. Yet it has many unique areas that add to its charm. The built-up downtown surrounding Water Street provides a lively setting for commerce, music, restaurants, and festivals. The intown neighborhoods with their beautiful homes and gardens offer places to raise families and enjoy friends. The rural district, on the other side of the interstate highway, combines a working agrarian landscape, forests and open space, and scattered homes.

A major goal of the 2010 Comprehensive Plan Update is to keep and enhance the character of each unique area in the City, through the policies described on the following page.

Downtown

- *Extend the “look” of Water Street in both directions – with brick, parking in back, and storefronts.*
- *Improve waterfront recreation.*
- *Connect trails and sidewalks.*
- *Maintain historic character.*
- *Create a parking plan.*

Intown Neighborhoods

- *Maintain historic character.*
- *Create safe streets for cars, bicycles, pedestrians. Discourage commuter, through-traffic.*
- *Encourage in-fill housing.*

Stevens School

- *Create a master plan that achieves appropriate housing, business, and public uses; good jobs; open space and trails; minimal traffic impacts; environmental quality; neighborhood quality of life; and property tax revenues.*

I-95 Business Corridor

- *Prevent back road access to Augusta box stores.*
- *Prevent competition for downtown stores.*
- *Maintain intermediate scale and size.*

Rural Area

- *Respect property rights - keep current minimum of one house lot per acre.*
- *Maintain rural feel - require major subdivisions to preserve open space.*

(Note: this would not change the number of houses allowed to a developer on a given site, but would change the way in which the developer had to arrange those houses).

What other city strategies are proposed?

Historic Hallowell

- *Establish an advisory historic commission.*
- *Provide a flexible and historically appropriate framework for the renovation of buildings within the City and federal historic districts.*

City Services

- *Employ professional grant-writing services.*
- *Improve the City’s website.*
- *Cooperate in regional planning and service delivery projects.*
- *Create a capital improvements plan.*

Natural Environment

- *Protect streams from pollution.*
- *Require more subdivisions to hook in to Hallowell water and sewer lines.*
- *Establish a municipal open space fund – supported by grants, fees, and donations – to purchase land and development rights from willing sellers.*

Affordable Housing

- *Obtain grants to rehabilitate apartments downtown.*
- *Allow accessory apartments within residential neighborhoods.*
- *Provide incentives to developers to mix affordable housing into market-rate projects.*

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PART A: THE VISION FOR THE CITY OF HALLOWELL

The arts will be everywhere. Hallowell will be the arts and cultural center of the Kennebec Valley. Every night, live music will surround Water Street. The Gaslight Theater and Hall-Dale High School auditorium will play to packed houses. Arts and crafts workshops and shows will open year-round. Festivals, fireworks, and parades will mark the seasons. Poets, novelists, and historians will read their works at the Hubbard Library. Fresh baked goods and ethnic restaurants will attract diners from near and far. Water Street store windows will present a colorful array of art, antiques, jewelry, clothes, fresh food, books, and pottery.

The population will be diverse. Hallowell residents will live in apartments above Water Street, in historic homes in the neighborhoods near downtown, and in houses scattered among fields and forests. Hallowell people will care about and for each other. Volunteers will help at the local food pantry, care for trees, trails, and parks, help teachers in the classroom, organize festivals, and serve on church, civic, and nonprofit boards. Neighborhoods will hold parties and compete for notoriety in local parades. People will honor diversity, listen to each other's views, respect each other's property rights, and protect the natural and historic environment they share and value.

Housing will be affordable. Hallowell's housing will be as diverse as its people - single and multi-family housing, old and new, small and large, expensive and affordable.

Nature will beckon. Although geographically small, Hallowell has extraordinary natural assets. Jamies Pond, the Reservoir, and other natural areas will continue to provide opportunities for hiking, skiing, canoeing, and swimming – as well as solitude and quiet. The Kennebec River Rail Trail will provide views of fish and raptors, exercise, and sociability. Open space corridors will preserve safe transit for wildlife.

History will be alive. Settled since the 1700's, Hallowell's history will remain a daily presence to those who visit and live here. The old mills and dams, proud mansions and modest row houses, farms and quarries, grand City Hall and Library, and red brick stores up and down Water Street will long stand as reminders of the City's distinguished history.

Government will continue to improve. The City of Hallowell will continuously improve the efficiency of its operations. The City will participate in and lead regional efforts to deliver joint public services, create jobs, promote arts and culture, support recycling, and provide affordable housing. Hallowell will be linked to surrounding towns and cities by trails and public transportation.

This plan builds on the strengths of Hallowell's past to create a vibrant Hallowell for the future.

PART B: NEIGHBORHOOD STRATEGIES

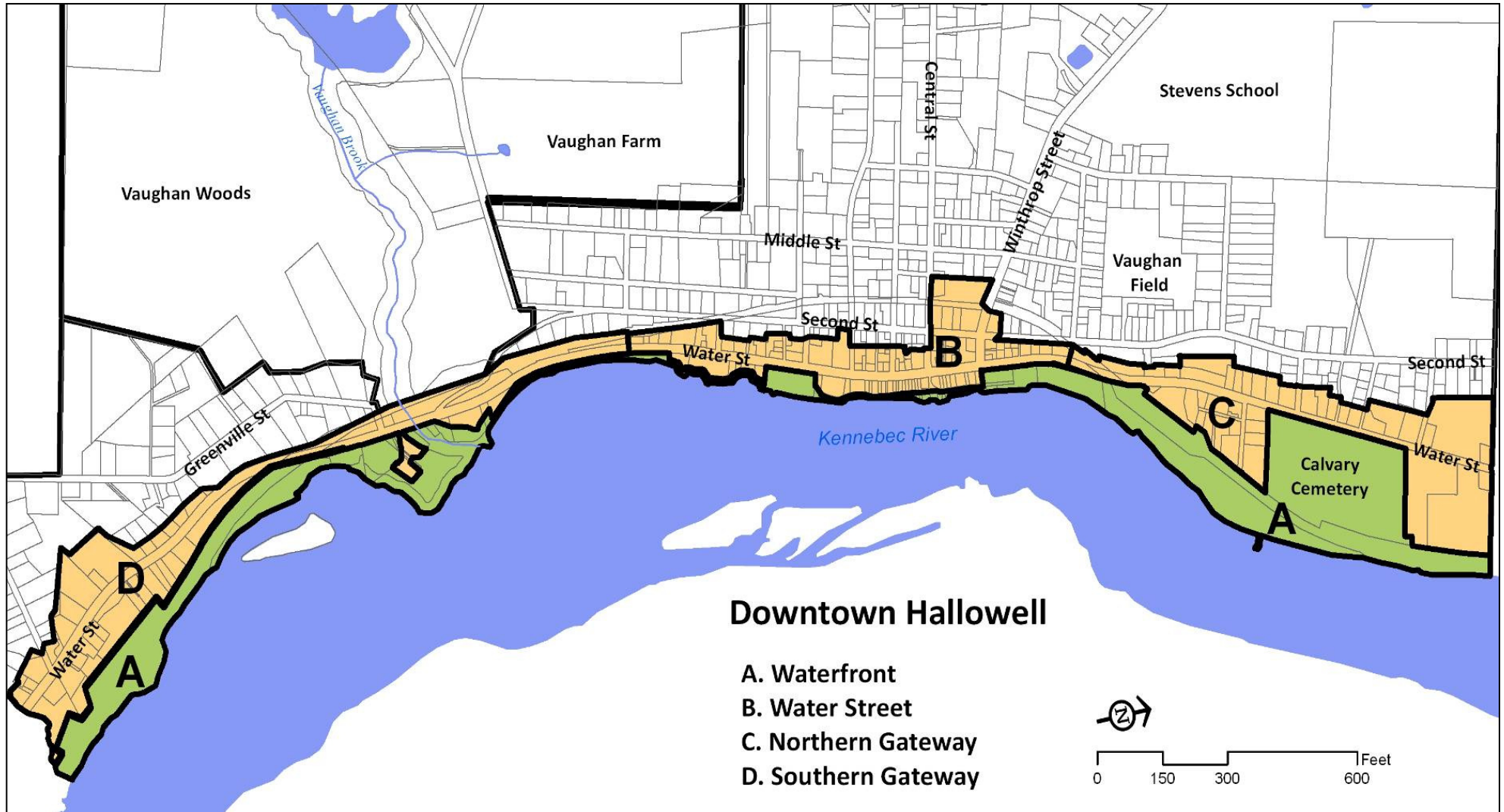
The map on the next page displays Hallowell’s three major areas – the urban area, the business area, and the rural area. The urban area encompasses Hallowell’s downtown economic core and the surrounding intown neighborhoods. This is where most residential and non-residential development currently exists; a similar pattern of development will be encouraged for the future. The emerging business area along I-95 will support well-planned growth that will provide economic value to the community. The rural area, west of the turnpike, includes single-family homesteads and large tracts of open land. Here, dense development will be discouraged in favor of preserving the current pattern of development, supporting an agrarian heritage, and maintaining open space. Together, these areas form the basis of the “Future Land Use Map” (as defined by the Maine State Planning Office – see page 26).

Part B of the 2010 Hallowell Comprehensive Plan Update - Neighborhood Strategies looks at Hallowell’s urban, business, and rural areas in detail, outlining specific visions for each and providing objectives to guide appropriate future development. Chapters 1 through 5 present objectives designed to preserve and enhance the character of each unique area of Hallowell.

Section C: Citywide Strategies presents additional objectives for Hallowell’s historic resources, City services, natural resources, and affordable housing. Part D: Implementation details the specific activities necessary to support each objective.



Chapter 1: Downtown



Council approved – 10-12-10

Downtown will be the community gathering place.

Downtown Hallowell will attract people from near and far, to live, work, and play.

Along Water Street, colorful restaurants, bars with live music, arts and craft galleries, and retail uses will occupy the first floors of distinctive brick buildings. On the floors above will be a mix of apartments, condominiums and offices, many affordable. The buildings will sit close to the street, with compatible heights, rooflines, and materials, maintaining the historic look and feel of downtown.

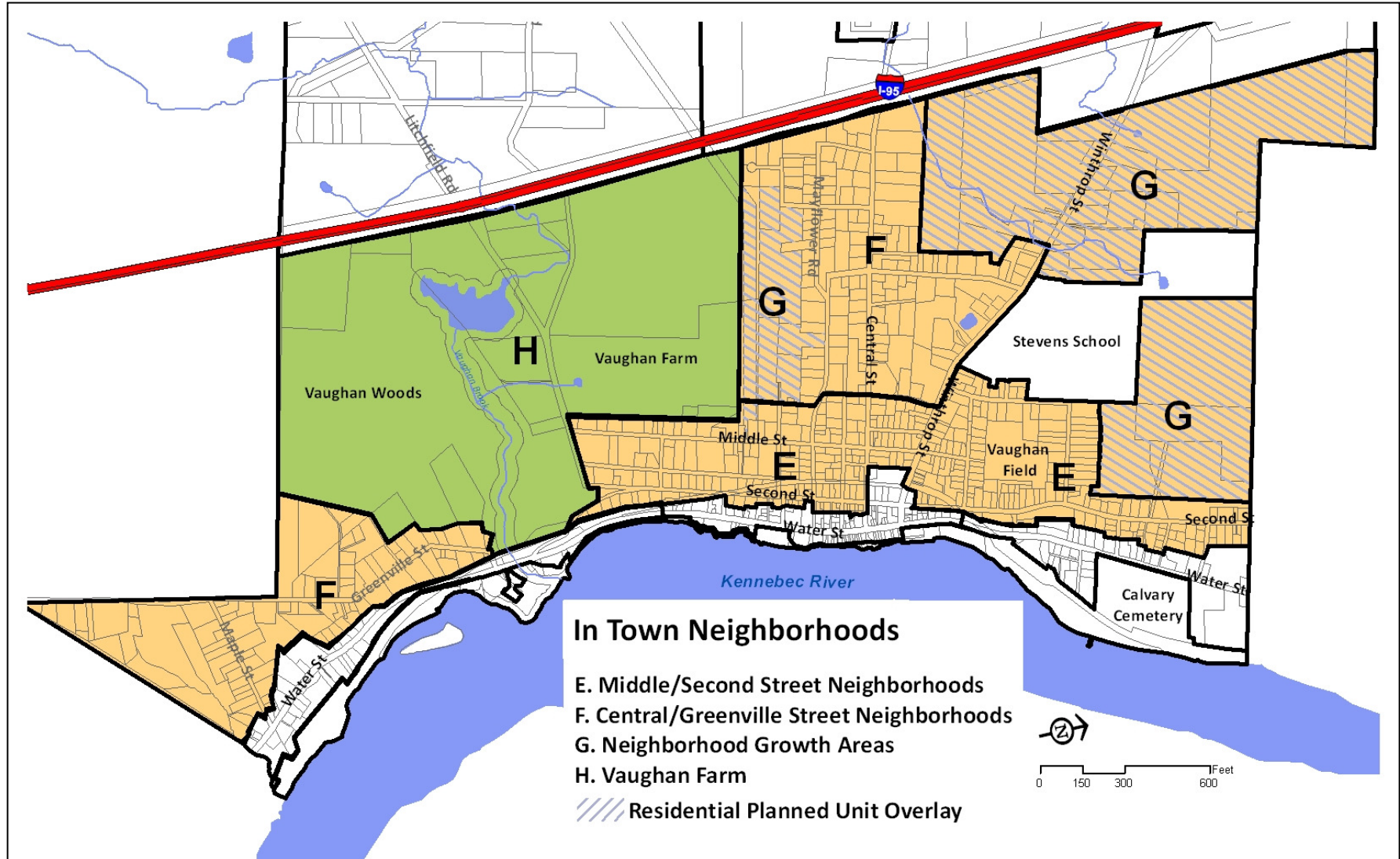
Water Street will be pedestrian-friendly, with attractive lighting, sidewalks, and safe crossings. A range of transportation options will coexist safely together – driving, parking, bicycling, and walking.

The new waterfront park will provide docks for large passenger boats, slips for pleasure boats, sheltered access for kayaks and canoes, and piers for fishing. Further in from the Kennebec River, the park will provide space for picnics, relaxation under the trees, and outdoor concerts and theater-in-the-round events. The former Exxon Mobil site will be reclaimed and integrated into the park. To the south, the boat landing will provide boat access and picnicking enjoyment.

The northern gateway, from the Augusta line to the rail overpass, will provide a variety of office, commercial, and residential uses. Safe sidewalks and bike lanes will connect residents to the downtown. Hallowell's southern gateway, stretching from the Farmingdale line to the current public works garage (the old trolley barn), will be a green gateway with grand vistas of the Kennebec River. There will be parking and easy access to the Rail Trail. All along Water Street, there will be a low-intensity mix of offices, services, and houses.

Downtown Objectives		Part D: Implementation	
		Policy/Activity	page
Throughout the Downtown			
1.1	Expand the promotion of downtown Hallowell as an arts and culture destination.	1.1.a-1.1.d	45
1.2	Maintain a pedestrian- and bicycle-friendly downtown with strong ties to the Rail Trail, parks, and neighborhoods.	1.2.a	27
		1.2.b-1.2.d	45-46
Area Specific Policies (A-D, see map page 5)			
A: Waterfront			
1.A.1	Maintain a vibrant waterfront recreation area.	1.A.1.a	27
		1.A.1.b-1.A.1.c	45
B: Water Street			
1.B.1	Protect the local, small-scale commercial character of historic Water Street.	1.B.1.a-1.B.1.b	27
1.B.2	Enhance the downtown - waterfront connection.	1.B.2.a	28
1.B.3	Maintain City Hall Corner, along Winthrop Street and Second Street between Water Street and the railroad track, as a mixed-use service center.	1.B.3.a-1.B.3.b	28
1.B.4	Encourage residential development throughout downtown.	1.B.4.a	28
1.B.5	Provide sufficient parking to meet the needs of businesses, tourists, residents, and Rail Trail users.	1.B.5.a-1.B.5.c	28-29
		1.B.5.d	46
C: Northern Gateway			
1.C.1	Maintain the look and feel of the northern gateway as an extension of Water Street.	1.C.1.a-1.C.1.f	29-30
1.C.2	Maintain the Wilder Street neighborhood.	1.C.2.a	30
D: Southern Gateway (on the west side, applies only to the first 50 feet of lot adjacent to Water Street)			
1.D.1	Maintain the look and feel of the southern gateway as an extension of Water Street.	1.D.1.a-1.D.1.d	30-31

Chapter 2: Intown Neighborhoods



The Intown Neighborhoods will be close-knit and well connected.

On the east side of the Maine Turnpike, Hallowell's intown residential neighborhoods follow a 19th century development pattern of small lots, varying house sizes, and classic architectural styles. Hallowell will cherish these neighborhoods and preserve their unique style and character. Mixed throughout the neighborhoods will be affordable homes, apartments, and accessory apartments. Although the character of these neighborhoods will be primarily residential, places of worship, bed and breakfast inns, boarding homes, home occupations, and day care centers and schools may be blended in.

In the areas closest to downtown, homes abut the street in small, close-knit blocks. Renovations and new infill development will mirror the existing street pattern, neighborhood character, and architectural styles.

Farther up the hill, housing consists of single-family homes on larger lots. New development will reflect the existing style and be integrated into existing neighborhoods through interconnecting streets and sidewalks.

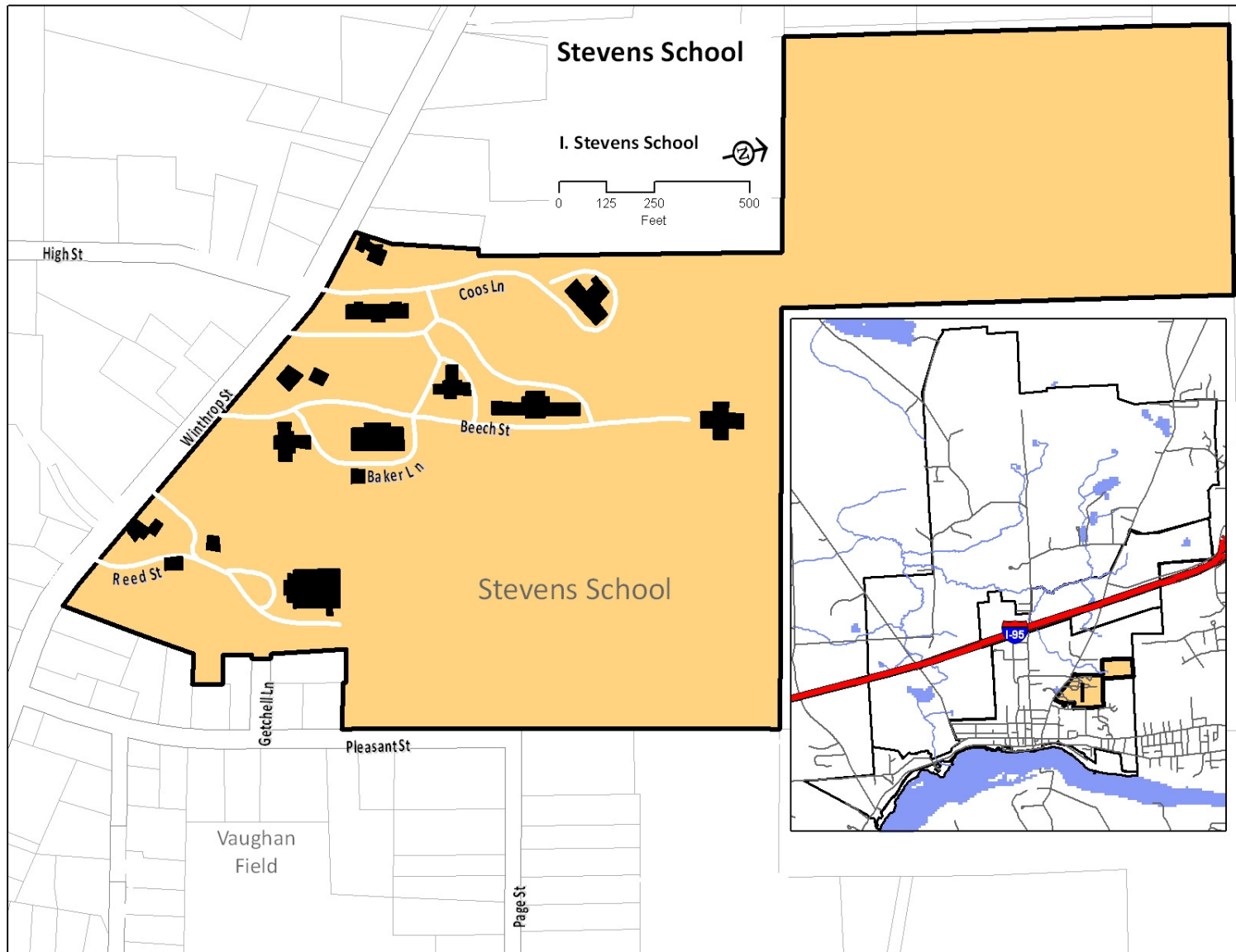
To the south of downtown, sidewalks will link the Rail Trail, the high school complex, and residential areas.

On the north side of Winthrop Street, closer to Augusta, there will be a mix of single family homes and townhouses, both owner and rental. Well-connected streets and sidewalks will link residents to area destinations such as the Vaughan Field, Hall-Dale Elementary School, and downtown.

Throughout Hallowell, neighbors will look out for one another, and celebrate the seasons with block parties and social events.

Intown Neighborhood Objectives		Part D: Implementation	
		Policy/Activity	page
Throughout the Intown Neighborhoods			
2.1	Ensure that neighborhood streets are safe for all users and provide bicycle and pedestrian connections to the downtown, schools, and recreation areas.	2.1.a-2.1.c	31-32
		2.1.d – 2.1.g	46
2.2	Ensure that neighborhoods are family-friendly and provide a variety of community-centered activities.	2.2.a	32
		2.2.b	46
Area Specific Policies (E-H, see map page 8)			
E: Middle/Second Street Neighborhood			
2.E.1	Preserve the historic character of the Middle/Second Street neighborhood.	2.E.1.a-2.E.1.d	32-33
2.E.2	Develop Vaughan Field as a community park.	2.E.2.a	33
		2.E.2.b	46
F: Central/Greenville Street Neighborhood			
2.F.1	Maintain residential neighborhoods connected to the downtown, schools, and open space.	2.F.1.a-2.F.1.b	33
G: Neighborhood Growth Areas			
2.G.1	Establish residential neighborhoods that provide a variety of housing options connected to the downtown, schools, and open space.	2.G.1.a-2.G.1.f	34-35
H: Vaughan Farm			
2.H.1	Support the preservation of Vaughan Farm as an active urban farm.	2.H.1.a	35
		2.H.1.b	46

Chapter 3: Stevens School



Stevens School will have new, high-quality development.

The redevelopment of the former Stevens School property will be the single most important new development in Hallowell in the coming decade. Here are the goals for the redevelopment:

1. *All existing environmental issues on the site are resolved as identified in past environmental assessments and studies.*
2. *Development on the site mitigates and helps solve existing storm runoff problems.*
3. *Development occurs in a way that protects natural resources and contributes to the quality of life of the neighborhoods and city.*
4. *It is the City's desire to retain as much of the existing open space as open space for community use.*
5. *Trails through the site offer access to and through open space offering opportunities for hiking, cross-country skiing and other passive community outdoor activities.*
6. *It is the City's desire for new development to be focused in the existing built-out areas of the main campus.*
7. *Housing is of an architectural style and density compatible with homes in adjacent neighborhoods, consisting of owner- and renter-occupied, at a range of prices and rents.*
8. *There is a mix of uses on the site, particularly in the historic building complex. Development provides a setting for new jobs, but does not have retail activities that would take business away from Water Street, or any activities that are incompatible with residential neighbors.*
9. *The historic character of the central core of buildings is preserved. Adjacent development is done in a way that respects the historic setting.*
10. *There may be city and school district facilities on the site, such as school administrative offices and other municipal services.*
11. *The development is a low traffic generator; i.e., residents, workers, and recreational users from the development can be comfortably accommodated on Winthrop Street.*
12. *The street and sidewalk network within the residential development connects naturally to Winthrop Street. This allows students to walk to school, and neighbors to visit neighbors. It also encourages safe passage along and across Winthrop Street.*
13. *There is no developed road connection through to Augusta and a buffer between Hallowell and the large-scale commercial/retail development in Augusta is maintained.*
14. *All development is served by public sewer and water.*

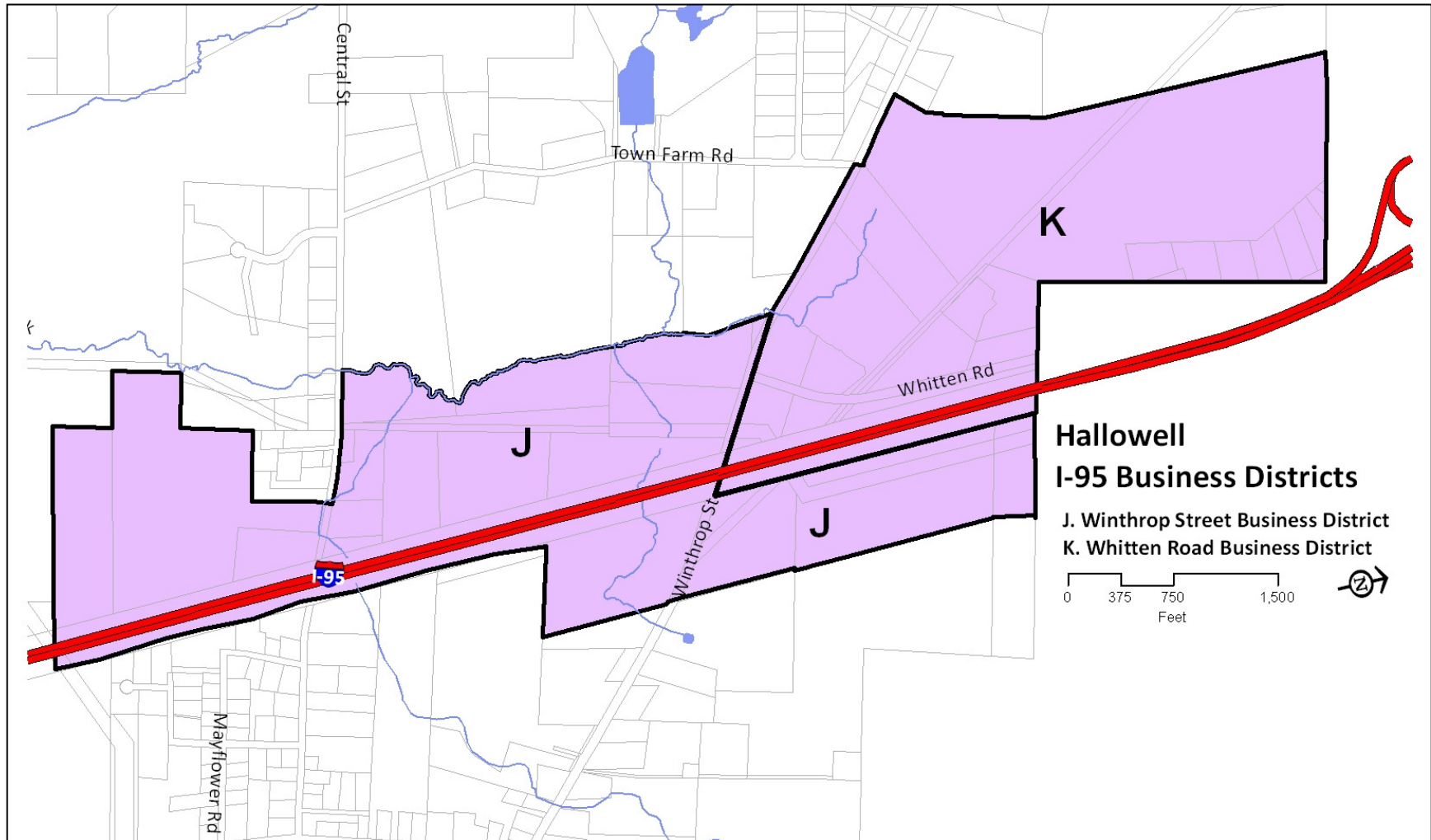
To attain these 14 goals, the Stevens School site should be put into a special district called the “Stevens School Planned Development Zone.” Within this zone, no new development can take place until a master plan is developed for the entire site. The master plan must meet the 15 goals, and

be approved by the City Council and Planning Board. The plan could be created by the City, or by a developer who owns the property. Once the plan is approved, the developer (or developers) may develop the site in accordance with the plan, and other state and local codes. The zone language should include:

Stevens School Objective		Part D: Implementation	
		Policy/Activity	page
3.I.1	Develop a unified Stevens School master plan to ensure that new development fits in with the character and vision of the community.	3.I.1.a	35
		3.I.1.b	47

1. *The 14 goals of the Comprehensive Plan (previous page).*
2. *A list of appropriate uses, based upon the goals.*
3. *Maximum densities for residential and non-residential uses, based upon potential impacts on local traffic, infrastructure, and the environment, as well as compatibility with the surrounding neighborhoods.*
4. *Traffic standards for protecting adjoining neighborhoods, allowing trail, pedestrian, bicycle, and car connectivity through the site, and making improvements to nearby roads and intersections to ensure safety.*
5. *Stormwater standards for mitigating and managing runoff.*
6. *Design standards to address historic and neighborhood compatibility, “green development,” and environmental issues.*
7. *Standards for the preservation of open space and environmentally sensitive areas on the site.*
8. *A process for making revisions to the master plan, as necessary and appropriate.*

Chapter 4: I-95 Business District



The Hallowell Business District will be a desired business address.

A well-planned business area will exist along the I-95 corridor, providing economic vitality, jobs, and tax revenue for the City. Whitten Road will have moderately scaled development that will serve as a transition from the large-scale development in Augusta to the small-scale development in Hallowell. Along Winthrop Street, east and west of the turnpike, there will be a variety of small-scale professional offices, manufacturing facilities, motels, recreation areas, and housing developments compatible with the area's rural character. There will be no retail development in these districts to compete with Water Street businesses.

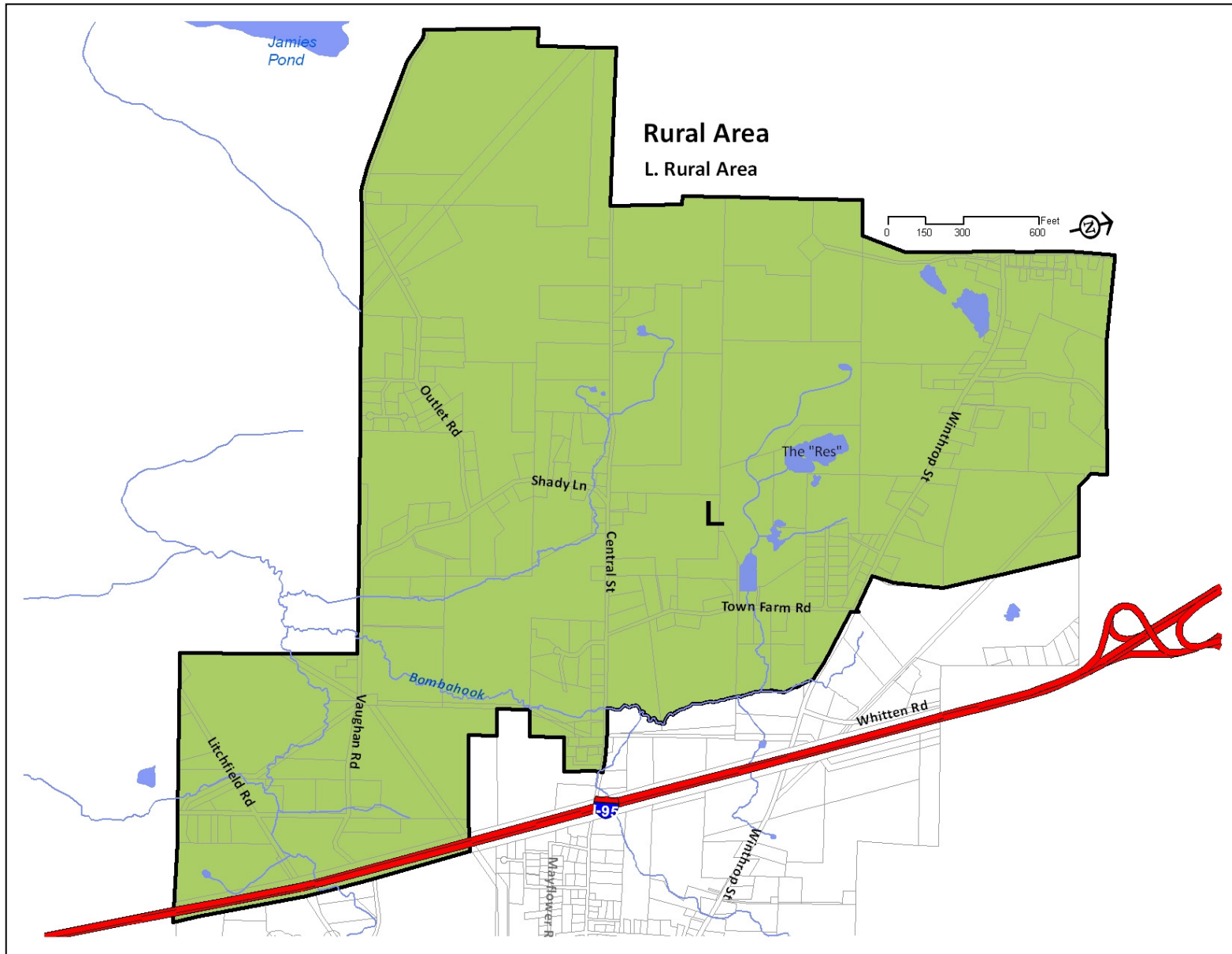
Development in Hallowell's business districts will have high-quality landscaping and buffering, careful traffic management, and environmental safeguards.

In the Winthrop Street business district, through-traffic for shoppers and commuters will be discouraged. The City of Hallowell strongly opposes the idea of a new turnpike exit, or an access road to and from Augusta shopping centers.

Desirable business development will be encouraged through grants, loans, and tax increment financing incentives. Hallowell will work with regional economic development partners to attract suitable businesses to the area.

Business District Objectives		Part D: Implementation	
		Policy/Activity	page
Throughout the Business District			
4.1	Ensure a well designed business district.	4.1.a-4.1.c	36
Area Specific Policies (J-K, see map page 14)			
Winthrop Street Business District (J)			
4.J.1	Encourage appropriate small-scale business development along Winthrop Street that fits with character of Hallowell.	4.J.1.a-4.J.1.c	37
Whitten Road Business District (K)			
4.K.1	Encourage appropriate moderate-scale business development along Whitten Road that fits with character of Hallowell.	4.K.1.a-4.K.1.b	37

Chapter 5: Rural Area



Council approved – 10-12-10

The Rural Area will provide an open, working landscape.

Rural Hallowell will remain open and natural. Houses will be scattered among the fields and wooded areas. The City will encourage a working landscape, with active farming (and farm stands), logging, and family business operations.

Landowners, conservationists, and City officials will work together to promote development that maintains the rural character of the area, while providing families with viable economic uses of their property.

City ordinances will ensure that new subdivisions reflect the character of the community and do not place undue burden on the existing residential areas or surrounding natural resources.

Rural Area Objectives		Part D: Implementation	
		Policy/Activity	page
5.L.1	Maintain and promote residential development that is compatible with the area's rural character.	5.L.1.a-5.L.1.d	38
		5.L.1.e	47
5.L.2	Allow for limited non-residential development with a focus on preserving agricultural and farm uses.	5.L.2.a	39
		5.L.2.b	47

Council approved – 10-12-10

PART C: CITYWIDE STRATEGIES

Beyond addressing objectives for distinct geographic areas of Hallowell, the 2010 Comprehensive Plan Update outlines citywide objectives designed to promote and enhance the whole community. The objectives found in Chapters 6-9 address Hallowell's desire to preserve its historic heritage, maintain adequate municipal services, protect natural resources, and provide affordable housing.

Part D: Implementation provides the specific policies and activities to implement the objectives.



Chapter 6: Historic Hollowell



History will be alive in Hallowell.

Residents and visitors will experience Hallowell's past by following the Museum in the Streets signs, stopping in to Dr. Hubbard's medical office, and visiting the Hubbard Library. Most of all, they will experience history simply by walking around and absorbing the historic atmosphere of the City.

Hallowell will actively preserve its historic character by ensuring that renovations and infill buildings within its historic district preserve the height, scale, setbacks, look, feel, and (when financially reasonable) materials of neighboring buildings. Hallowell will provide technical assistance to property owners to help them take advantage of tax incentives and learn the latest and most cost-effective historic preservation techniques.

Historic Hallowell Objectives		Part D: Implementation	
		Policy/Activity	page
6.1	Preserve significant historic and archaeological features by raising the technical capacity of the city and encouraging property owners to engage in historic preservation	6.1.a-6.1.c	47-48
6.2	Maintain the historic character and feel of Hallowell while providing reasonable and affordable historic development standards	6.2.a-6.2.d	40
		6.2.e-6.2.f	48
6.3	Promote the history of Hallowell	6.3.a	48

Chapter 7: City Services

Hallowell will maintain a model city government.

Hallowell will provide efficient, cost-effective services to all residents and keep the tax burden as low as possible. The City will engage a grant writing services to seek out opportunities for non-municipal funds to pay for community projects. The City will foster partnerships with surrounding towns and regional economic development, transportation, and environmental organizations. The City will ensure that appropriate funding is available for community priorities through a new capital improvement planning process.

Successful Plan implementation requires ongoing oversight and responsibility. To this end, objective 7.7 recommends an annual joint public meeting of the City Council, Planning Board, Conservation Commission, and other key actors to discuss the status of the recommendations in the plan. At these meetings, the parties responsible for carrying out the work of this plan will present their accomplishments and findings to the public and set implementation goals for the upcoming year. The public will be encouraged to participate and help guide the development of the coming year's implementation goals.

City Services Objectives		Part D: Implementation	
		Policy/Activity	Page
7.1	Strengthen the City's technical assistance capacity.	7.1.a-7.1.f	48-49
7.2	Ensure adequate, cost-effective municipal services to meet community needs.	7.2.a-7.2.b	41
		7.2.c-7.2.h	49-50
7.3	Support sustainable, safe, and efficient transportation options.	7.3.a – 7.3.c	41
		7.3.d-7.3.k	50-52
7.4	Attract and retain appropriate businesses.	7.4.a-7.4.c	52
7.5	Establish strong regional partnerships.	7.5.a-7.5.b	52
7.6	Update ordinances to reflect the needs of the community.	7.6.a-7.6.b	41
7.7	Monitor the implementation of the 2010 Comprehensive Plan Update.	7.7.a	53

Chapter 8: Natural Resources

Hallowell citizens will enjoy and protect the environment.

Hallowell people value their fields and forests, streams and lakes, wildlife and native plants, clean air, and star-filled night skies. The City will strive to be “green” by working with residents and regional partners on initiatives addressing climate change, and by promoting environmentally sustainable programs and projects. Hallowell will focus on expanding recycling and energy conservation efforts, improving stormwater management, preserving blocks of open space, and protecting clean water and air. Jamies Pond, the Reservoir, and the Kennebec River will remain focal points for outdoor enjoyment and conservation. With the permission and active cooperation of private landowners, Hallowell will obtain private and public grants to preserve key open spaces, particularly those that provide trail connections between recreation areas, schools and the downtown. Hallowell’s citizens will respect both public and private lands, and use all with care. The City’s municipally owned forests will be actively managed.

Natural Resources Objectives		Part D: Implementation	
		Policy/Activity	page
8.1	Protect natural resources.	8.1.a-8.1.f	42-43
		8.1.g-8.1.k	53
8.2	Protect water quality.	8.2.a-8.2.b	43
		8.2.c-8.2.d	53
8.3	Protect open space and outdoor recreational opportunities.	8.3.a	43
		8.3.b-8.3.g	54
8.4	Promote renewable energy.	8.4.a	54

Chapter 9: Affordable Housing

Hallowell will promote diverse housing opportunities.

Hallowell values its diversity. The City will strive to maintain diversity by providing housing opportunities for individuals and families of all incomes. It will work to encourage mixed income neighborhoods and a variety of housing opportunities by ensuring that a percentage of all new development citywide is affordable.

The City's affordable housing efforts will target two groups – low-income residents and those requiring workforce housing assistance. Low-income residents include retirees, people with disabilities who cannot find work, and single parent households who are on fixed incomes. Residents requiring workforce housing include local employees with modest incomes such as teachers, artists, police and fire safety employees, and retail and health industry workers who need assistance to be able to afford housing in Hallowell.

Affordable Housing Definition

According to Maine-Housing, a home or apartment is affordable when its monthly cost (including utilities) is no more than 30% of the occupant household's income.

Affordable Housing Objective		Part D: Implementation	
		Policy/Activity	page
9.1	Ensure that at least 10% of all housing developed during the next decade is affordable to households within the two target groups.	9.1.a-9.1.c	43
		9.1.d-9.1.f	54-55

PART D: IMPLEMENTATION

Parts B and C of the 2010 Hallowell Comprehensive Plan Update identify a number of objectives regarding the growth and development of Hallowell. Part D provides the detailed policies and activities to implement those objectives. Chapter 10: Future Land Use and Chapter 11: Community Activities outline required land use policies and community actions, the parties responsible for carrying out projects and programs, and timelines for completion of the work.

Each policy and action has a code. The first number refers to the chapter which contains the objectives to which the policy refers. After a period, the second number refers to the objective within that chapter. After the next period, there is a letter, which identifies the policy or action. For example, policy “9.1.a” (see page 43) is a land use policy encouraging affordable housing: “9” refers to the chapter, “1” to the objective (“ensure that 10% of housing is affordable”), and “a” refers to the action (create incentives within the ordinance, etc.). Policy “9.1.d” (see page 54) is a community activity under the same chapter and objective, calling for the City to apply for grants to help property owners to improve their units.

In some cases, there is a capital letter in the code, referring to a neighborhood discussed within a chapter – “2.E.2.a” is a land use policy to rezone the Vaughan Field park as open space (page 33), and “2.E.2.b” (page 46) is a community action to implement the improvements identified in the Vaughan Field plan. In this case, the Vaughan Field came up as part of a discussion of several areas in Chapter 2: Intown Neighborhoods, and each area gets its separate capital letter.

Chapter 10: Future Land Use Plan

The Future Land Use Plan (see map, page 26) includes the land use policies necessary to accomplish the objectives outlined in the 2010 Comprehensive Plan Update. The implementation of the Future Land Use Plan will require the City of Hallowell to amend its zoning and other land use regulations. The City's ordinance review committee (ORC), under the direction of the Planning Board and the City Council, will be primarily responsible for this work.

The land use policies are divided into two categories – neighborhood land use policies and city-wide land use policies.

Neighborhood land use policies address the 11 specific geographic districts outlined in the neighborhood strategies (Section B, Chapter 1-5) and describe the proposed zoning district and ordinance changes required to attain the community vision.

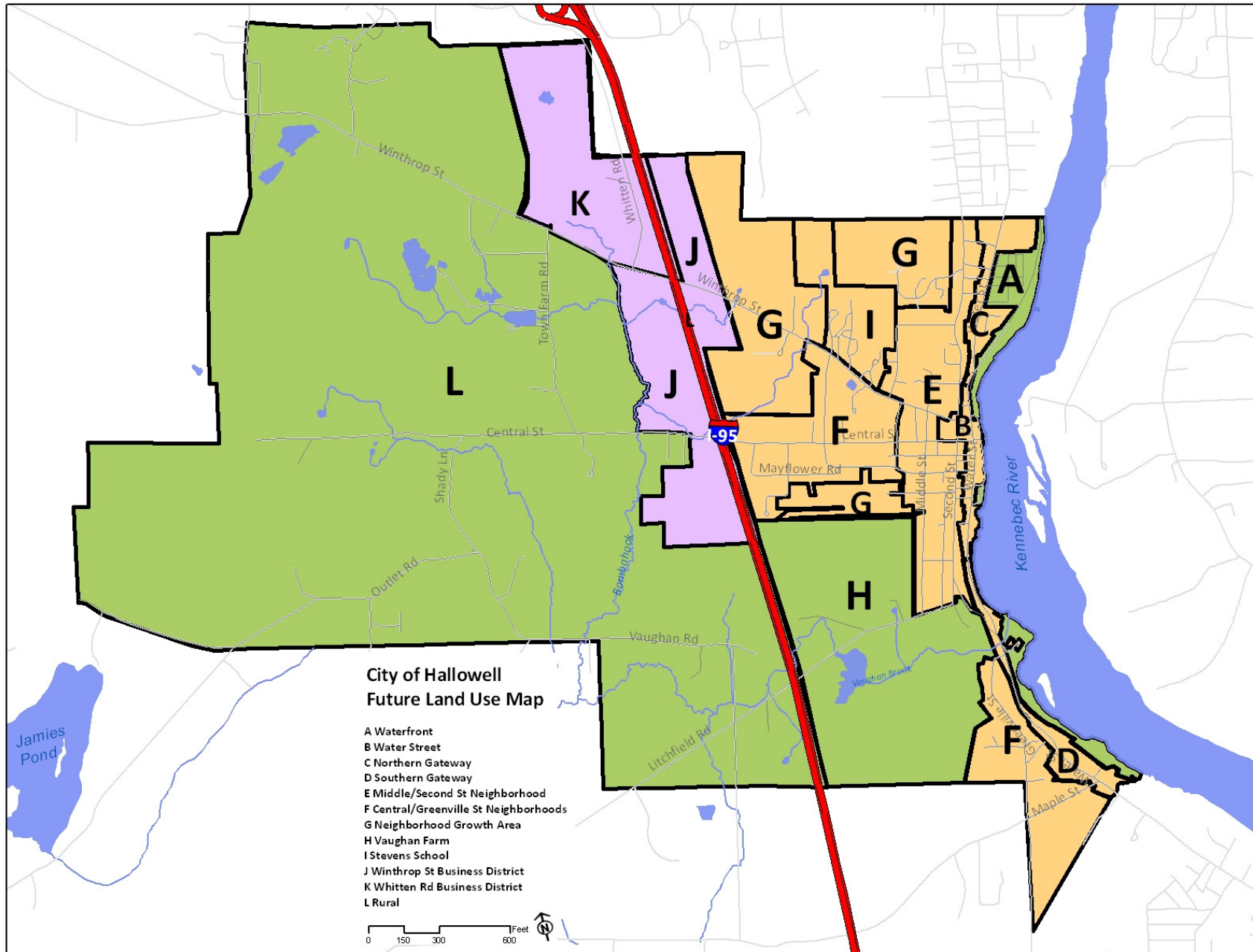
Citywide land use policies promote appropriate development standards throughout the City and include regulations necessary to protect significant natural resources.

The timeline for implementing these policies includes two stages – short-term and conditional:

Short-term amendments to the zoning ordinance involve changing text and/or zoning district boundaries. Preparation and adoption of these amendments should be a high priority for the ORC and Planning Board and should be completed over the next two years.

Conditional amendments to the zoning ordinance involve unique development areas and where additional study is necessary to determine the appropriate revisions. Preparation and adoption of these amendments should be made in accordance with the findings of area studies and/or the likelihood of development.

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Neighborhood Land Use Policies

Objective		Land Use Policies		Time Frame
Chapter 1: Downtown (areas A-D, see map on page 26)				
Throughout the Downtown				
1.2	Maintain a pedestrian- and bicycle-friendly community with strong ties to the Rail Trail, parks, and neighborhoods.	1.2.a	Develop streetscape design standards that require landscaped esplanades, sidewalks, bike lanes, and pedestrian-scale lighting, where feasible.	Short-term
A: Waterfront				
1.A.1	Maintain a vibrant waterfront recreation area.	1.A.1.a	Rezone waterfront land that is currently zoned resource protection (stretching from the Augusta to the Farmingdale lines) as recreation/open space. Allow for recreational uses, including trails, outdoor performance spaces, booths/kiosk, docks, fishing piers, restrooms, signage, and public art in appropriate areas.	Short-term
B: Water Street				
1.B.1	Protect the local, small-scale commercial character of historic Water Street.	1.B.1.a	Allow first floor non-residential uses that encourage “foot traffic,” such as art galleries/studios, music venues, specialty retail shops, personal services, light manufacturing (connected to retail operations), and small local restaurants/pubs.	Short-term
			Prohibit incompatible uses such as auto sales/service and warehouse, manufacturing, or storage facilities.	
		1.B.1.b	Require new and renovated buildings to be compatible in design and scale with surrounding historic buildings between Winthrop Street and Academy Street (see Historic Hollowell land use policies, pg.40).	Short-term
			Require lot dimensions and setbacks that mirror the historic pattern of development found along Water Street between Winthrop Street and Academy Street.	

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Objective		Land Use Policies		Time Frame
1.B.2	Enhance the downtown-waterfront connection.	1.B.2.a	Allow businesses along the waterfront to build decks and patios that face the river, where feasible.	Short-term
1.B.3	Maintain City Hall Corner, along Winthrop Street and Second Street between Water Street and the railroad track, as a mixed-use service center.	1.B.3.a	Allow a variety of non-residential uses, including offices, neighborhood and professional services, light manufacturing (up to 1,600 SF), and municipal facilities. Encourage upper floor office and residential development.	Short-term
		1.B.3.b	Require new buildings to be compatible in design and scale with surrounding historic buildings (see Historic Hallowell land use policies, pg. 40).	Short-term
			Require lot dimensions and setbacks that mirror the historic pattern of development found in the area.	
1.B.4	Encourage residential development throughout downtown.	1.B.4.a	Allow a variety of residential uses, including upper floor apartments and condominiums where feasible. Existing buildings can be renovated and reused upper floors for residential purposes at a higher density if code and parking requirements are met.	Short-term
			Allow new residential development at a density of up to 15-18 units per acre.	
1.B.5	Provide sufficient parking to meet the needs of businesses, tourists, residents, and Rail Trail users.	1.B.5.a	Update current parking standards, with particular attention to: <ul style="list-style-type: none"> • providing on-street parking in appropriate areas • allowing flexibility in number of spaces per unit, when appropriate • encouraging shared parking • encouraging the use of remote parking options. 	Short-term
		1.B.5.b	Require all development to provide landscaped buffers between existing parking lots and adjacent streets.	Short-term

Objective		Land Use Policies		Time Frame
		1.B.5.c	Allow new development to include ground level parking garages as long as the garage entrance is not on Water Street and the project includes retail use on the ground level facing Water Street.	Short-term
C: Northern Gateway				
1.C.1	Establish and maintain the look and feel of the northern gateway as an extension of Water Street.	1.C.1.a	<p>Develop gateway site design standards that require new development and substantial rehabilitation projects be compatible in scale, design, and dimensional standards with buildings on Water Street north of Winthrop Street to the railroad bridge. Design standards should ensure that:</p> <ul style="list-style-type: none"> Buildings are sited close to Water Street with minimum front setback of 10 feet and a maximum of 15 feet. Require front setbacks to be landscaped and include street-facing pedestrian access to first floor businesses. All first floor commercial/storefront entrances face Water Street. Architectural details such as (but not limited to) window placement and façade treatment are similar in character to buildings on Water Street north of Winthrop Street to the railroad bridge. 	Short-term
		1.C.1.b	Allow medium density single-family (4-6 units per acre) and multi-family residential uses (up to 15 units per acre) with an emphasis on mixed-use buildings that allow first floor commercial and upper floor residential and office uses.	Short-term
			Allow restaurants, retail space, offices, light manufacturing, and professional, personal, and neighborhood services.	
		1.C.1.c	Prohibit gas stations, auto sales/service, trucking facilities, and passive commercial uses such as storage facilities and warehousing.	Short-term
			Allow small-scale (less than 10,000 SF) commercial centers, wholesale businesses, and moderate manufacturing uses North of Park Street. Limit auto and auto-related uses to existing lots currently used for such purposes.	

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Objective		Land Use Policies		Time Frame
		1.C.1.d	Require all development and redevelopment to provide landscaped buffers between existing parking lots and adjacent streets.	Short-term
		1.C.1.e	Require all new development and redevelopment to locate new parking lots to the side and/or rear of the building. Encourage shared parking lots and access where feasible and appropriate.	Short-term
		1.C.1.f	Coordinate gateway design and redevelopment efforts with City of Augusta plans for the adjacent area.	Conditional
1.C.2	Maintain the Wilder Street neighborhood.	1.C.2.a	Rezone Wilder and Densmore Streets as residential, similar to what is being proposed for the Middle Street/Second Street neighborhood. Allow a variety of residential uses, including medium density (10 to 12 units per acre) apartments, condominiums, and townhouses that provide for Rail Trail access.	Short-term
D: Southern Gateway <i>(on the west side, applies only to the first 50 feet of lot adjacent to Water Street)</i>				
1.D.1	Maintain the look and feel of the southern Gateway as an extension of Water Street.	1.D.1.a	Require new residential and non-residential development to be compatible in scale, design, and dimensional standards with existing buildings on the east side of Water Street. Design guidelines should include standards that ensure that architectural details such as window placement and façade treatments are similar in character to existing buildings on the east side of Water Street.	Short-term
		1.D.1.b	Allow mixed-use offices, professional and personal services, neighborhood services, light manufacturing, and home occupations as well as moderate density residential uses (single-family at 3-4 units per acre, multi-family at 6-8 units per acre). Prohibit gas stations, auto sales/service, and passive commercial uses such as storage facilities and warehousing.	Short-term

Objective		Land Use Policies		Time Frame
		1.D.1.c	Require all development and substantial rehabilitation projects to provide landscaped buffers between existing parking lots and adjacent streets.	Short-term
		1.D.1.d	Require all new development and substantial rehabilitation projects to locate new parking lots to the side and/or rear of the building and encourage shared parking and access wherever feasible.	Short-term
Chapter 2: Intown Neighborhoods (areas E-H, see map page 26)				
Throughout the Intown Neighborhoods				
2.1	Ensure that neighborhood streets are safe for all users and provide bicycle and pedestrian connections to the downtown, schools, and recreation areas.	2.1.a	Develop streetscape design standards that require sidewalks, bike lanes, and pedestrian-scale lighting where feasible.	Short-term
		2.1.b	Update street development standards as part of citywide subdivision standards revision. <ul style="list-style-type: none">Require all new major subdivisions to document the estimated traffic the project will generate and mitigate the impact on the surrounding street network.Require all new major subdivisions to provide multiple public road access to a defined collector road to discourage traffic on existing local streets and limit congestion.Require all new streets to connect to the existing street grid, to implement traffic calming techniques such as “T” intersections, short/off-set blocks, and tight “L” turns to limit cut-through traffic, and provide sidewalk and/or trail connections to surrounding neighborhoods.	Short-term

Objective		Land Use Policies		Time Frame
		2.1.c	Review and update current intown neighborhood parking standards, with particular attention to: <ul style="list-style-type: none"> • providing on-street parking in appropriate areas • allowing flexibility in the number of spaces per unit, when appropriate • encouraging shared parking, such as stacked parking and • encouraging the use of remote parking. 	Short-term
2.2	Ensure that neighborhoods are family-friendly and provide a variety of community-centered activities.	2.2.a	Allow a variety of appropriately designed, small-scale educational facilities such as day care centers and schools.	Short-term
E: Middle/Second Street Neighborhood				
2.E.1	Preserve the historic character of the Middle/Second Street neighborhood.	2.E.1.a	Allow a variety of high density single-family (6-8 units per acre) and medium density multi-family (10-12 units per acre) residential uses as well as accessory dwelling units that are compatible with the established historic character.	Short-term
		2.E.1.b	Require setbacks and building scale and design that reflect the pattern of development in the designated city and federal historic districts. (see Citywide Historic Preservation Standards pg. 40)	Short-term
		2.E.1.c	Require new construction within the historic districts to use materials that are compatible with the character of historic homes (see Citywide Historic Preservation Standards pg. 40).	Short-term
		2.E.1.d	Allow low impact, small-scale uses such as boarding homes, assisted living facilities, home occupations, civic buildings, educational/childcare facilities, and bed and breakfast establishments that are compatible in design and scale to neighborhood residences.	Short-term

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Objective		Land Use Policies		Time Frame
			Ensure adequate parking for non-residential uses. Buffer parking from the street and ensure that parking areas do not conflict with the residential character of the neighborhood.	
	Develop Vaughan Field as a community park.	2.E.2.a	Rezone Vaughan Field as open space.	Short-term
F: Central/Greenville Street Neighborhood				
2.F.1	Maintain residential neighborhoods that are connected to the downtown, schools, and open spaces.	2.F.1.a	Allow moderate density single-family (2-4 units per acre), duplex/townhouse (4-6 units per acre), and accessory dwelling units as well as limited access, low impact non-residential uses such as home occupations, civic buildings, and educational/child care facilities.	Short-term
			Require new development to reflect the scale and dimensional standards of lots and homes in the surrounding established neighborhoods. Where existing standards vary, allow the average standards for lot size and setbacks to be used to calculate new dimensions.	
		2.F.1.b	Require all new development to include streets and sidewalks that connect with existing neighborhoods and major destinations (schools, parks, downtown, Rail Trail). Require all new development to include the potential to expand street and sidewalk connections.	Short-term

Objective		Land Use Policies		Time Frame
G: Neighborhood Growth Area				
2.G.1	Establish residential neighborhoods that provide a variety of housing options connected to the downtown, schools, and open spaces.	2.G.1.a	Allow a variety of moderate single-family (2-4 units per acre) and townhouse (4-6 units per acre) residential developments and accessory dwelling units as well as limited access, low impact non-residential uses such as home occupations, civic buildings, and educational/child care facilities.	Short-term
		2.G.1.b	Require dimensional standards, scale, and design that reflect the pattern of development in the surrounding established neighborhoods.	Short-term
		2.G.1.c	Establish an optional Residential Planned Unit Overlay that encourages major developments to prepare a master site plan compatible in design with the surrounding area. If a master plan is developed, allow a higher density for clustered single-family (4-6 units per acre) and townhouse (6-8 units per acre) units as long as a percentage of the land is preserved as open space and at least 10% of new development is affordable.	Conditional
		2.G.1.d	Require all new development to include streets and sidewalks that connect with existing neighborhoods and major destinations (schools, parks, downtown, Rail Trail, river). Require all new development to include the potential to expand street and sidewalk connections.	Short-term

Objective		Land Use Policies		Time Frame
		2.G.1.e	Encourage new residential developments along Winthrop Street to limit the number of Winthrop Street curb cuts by increasing road frontage standards and encouraging shared access and road development where feasible.	Short-term
		2.G.1.f	Require that new development west of Ridge Road be accessed from the Stevens School, and be in character with proposed Stevens School residential development.	Short-term
H: Vaughan Farm				
2.H.1	Support the preservation of Vaughan Farm as an active urban farm.	2.H.1.a	Rezone Vaughan Farm and nearby property north of Litchfield Road and east of I-95 as Rural.	Short-term
Chapter 3: Stevens School (area I, see map page 26)				
3.1	Develop a unified Stevens School master plan that ensures new development fits in with the character and vision of the community.	3.I.1.a	Establish the Stevens School property as its own zoning district - a Planned Unit Zone – where development must follow a master plan for the site. The master plan should be created by either the City or the developer, and be approved by the Planning Board and City Council. It should address the 15 goals outlined in this Comprehensive Plan Update.	Short-term
Chapter 4: I-95 Business District (areas J-K, see map page 26)				

Objective		Land Use Policies		Time Frame
Throughout the Business District				
4.1	Maintain a well designed business district.	4. 1.a	Update commercial design standards to ensure that new buildings are compatible in scale and design with Hallowell’s character: <ul style="list-style-type: none">• maximum building height (35 ft)• minimum lot size of one acre for projects connected to sewer and water• landscaped buffering along Winthrop Street and Whitten Road to protect the viewshed• new parking lots located to the side and rear of the building.	Short-term
		4.1.b	Require the use of Low Impact Development (LID) standards in all development projects in order to limit the amount of impervious surface. In addition, require developments to identify wetlands and avoid these areas. Where wetland development is unavoidable, provide for appropriate mitigation, within Hallowell if possible (see land use policy 8.1.j).	Short-term
		4.1.c	Define major commercial subdivisions and establish Commercial Planned Development Standards to allow for flexibility in multi-building/phased development. Allow for some flexibility in the size of buildings, encourage shared parking, and require scale and site design to reflect existing adjacent developments.	Short-term
Winthrop Street Business District (J)				

Objective		Land Use Policies		Time Frame
4.J.1	Encourage appropriate small-scale business development along Winthrop Street that fits with the character of Hallowell.	4.J.1.a	<p>Allow small-scale business uses along Winthrop Street and on properties that abut I-95 with appropriate lot coverage ratios:</p> <ul style="list-style-type: none"> • maximum building floor area: 25,000 SF • maximum building footprint: 15,000 SF • allow commercial planned unit developments flexibility in building arrangement and size, so long as overall density standards are not exceeded. 	Short-term
		4.J.1.b	<p>Allow a variety of small-scale office and professional service uses as well as community centers and residential care facilities.</p> <p>Prohibit towers, retail businesses, high traffic commercial businesses, restaurants, residential planned unit developments, and manufacturing, assembly, and warehouse uses.</p>	Short-term
		4.J.1.c	The Planning Board should study the feasibility and desirability of expanding or contracting the business zone west of I-95 and south of Winthrop Street, in conjunction with studies of wetlands (see 8.1.h, p 53) and the Whitten connector road (see 7.3.j, p 52).	Long-term
Whitten Road Business District (K)				
4.K.1	Appropriate moderate-scale business development along Whitten Road that fits with character of Hallowell	4.K.1.a	<p>Allow moderate scale business uses west of the turnpike along Whitten Road with appropriate lot coverage ratios.</p> <ul style="list-style-type: none"> • maximum building floor area: 50,000 SF • maximum building footprint: 40,000 SF 	Short-term
		4.K.1.b	<p>Allow a variety of moderate-scale office and services uses; hotels and inns; and moderate-scale manufacturing, assembly, and warehouse uses.</p> <p>Prohibit towers, high traffic commercial businesses, restaurants, retail businesses, residential uses and residential planned unit developments, and campgrounds.</p>	Short-term

Objective		Land Use Policies		Time Frame
Chapter 5: Rural Area (area L, see map page 26)				
5.L.1	Maintain and promote residential development that is compatible with the rural character. Maintain and promote residential development that is compatible with the rural character.	5.L.1.a	Maintain current zoning standards for single-family residential developments (1 unit per acre).	Short-term
		5.L.1.b	Review the City's subdivision standards and update to comply with state standards and to better address the impact of subdivisions based, in part, on size and location. See Appendix A "Proposed Subdivision Standards" for more details.	Short-term
			Update street development standards as part of citywide subdivision standards revision. <ul style="list-style-type: none">Require major subdivisions to document the estimated traffic the project will generate and mitigate the impact on the surrounding street network.Require all new major subdivisions to provide multiple public road access to a defined collector road to discourage traffic on existing local streets and limit congestion.	
		5.L.1.c	Include design standards in the revised City subdivision standards to ensure that developments are compatible with rural character: <ul style="list-style-type: none">Require subdivisions to buffer development from existing roads.Encourage the use of varied architectural styles within the development.	Short-term
		5.L.1.d	Allow low to moderate density townhouse-style cluster development and mobile home parks (2-6 units per acre) in appropriate areas.	Short-term

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Objective		Land Use Policies		Time Frame
5.L.2	Allow for limited non-residential development with a focus on preserving agricultural and farm uses.	5.L.2.a	<p>Allow low-intensity non-residential uses such as home occupations, arts and crafts production, recreation, and agriculture related businesses.</p> <p>Allow cell and radio towers as well as sand and gravel piles and pits, provided that they meet American Planning Association standards for substantial buffering from the road and major viewsheds.</p> <p>Prohibit non-residential uses that conflict with the area’s rural character, including “urban uses” such as libraries, neighborhood services, and commercial retail establishments.</p>	Short-term

Citywide Land Use Policies

Objective		Land Use Policies		Time Frame
Chapter 6: Historic Hallowell				
6.2	Maintain the historic character and feel of Hallowell with reasonable and affordable historic development standards.	6.2.a	Maintain current City and federal historic district boundaries.	Short-term
		6.2.b	Maintain and enforce the Secretary of Interior’s Rehabilitation Standards to provide a flexible framework for addressing appropriate use of modern, energy efficient and cost-effective materials in implementing Hallowell’s historic ordinance.	Short-term
		6.2.c	Require new buildings in the historic districts to be compatible in design and scale with surrounding historic buildings. Establish site design standards within the historic districts that meet the Secretary of Interior Standards for development and redevelopment. Standards should require: <ul style="list-style-type: none">• appropriate architectural detail compatible with surrounding historic buildings including similar facades and window/door placement• building envelopes compatible with historic character and with similar scale and rooflines; building heights within 10% of the average height of historic buildings along the street• historically appropriate fencing and landscaping compatible with surrounding homes• dimensional standards that reflect the historic pattern of development, such as setbacks, lot sizes, and building coverage ratios that are equivalent to neighboring buildings. Where existing standards vary, allow the average to be used to calculate new dimensions.	Short-term
		6.2.d	Require applications undergoing planning board review to identify (through official City historic and archeological lists and maps) all local, state, and federally listed historic and archaeological resources on or adjacent to the proposed project site; recommend appropriate measures to protect those resources ; and incorporate the protection measures into the project.	Short-term

Objective		Land Use Policies		Time Frame
Chapter 7: City Services				
7.2	Ensure adequate, cost-effective City services to meet community needs.	7.2.a	Require all new development to connect to public sewer if any part of the property is within 300 feet of an existing public sewer line.	Short-term
		7.2.b	Review and revise as necessary the City’s Subdivision Standards (see Appendix A). As part of this process, review current public and private sewer and water standards and amend as necessary to best meet future needs.	Short-term
7.3	Provide sustainable, safe, and efficient transportation options.	7.3.a	Ensure as part of local ordinance revisions that municipal road standards are compatible with state regulatory standards.	Short-term
		7.3.b	Require that all private roads in major subdivisions be built to City standards (a possible exception is a low-impact subdivision, if part of a runoff reduction strategy). Discourage the municipal acceptance of private roads, unless there are no other viable options.	Short-term
		7.3.c	Encourage, where appropriate, sidewalk development on private roads in urban areas and paved shoulders in rural areas. Connect sidewalks and shoulders to existing sidewalks and shoulders on adjoining public roads where feasible.	Short-term
7.6	Ensure that City ordinances are up to date and reflect the needs of the community.	7.6.a	With the adoption of this plan, immediately and with sufficient resources begin to review and revise as necessary the City’s Subdivision Standards (see Appendix A). Citywide subdivision review will include but not be limited to: <ul style="list-style-type: none">• definitions of subdivisions• urban subdivision standards• road development• sewer and water connections• rural subdivision standards• traffic impacts	Short-term
		7.6.b	Update the current noise ordinance to address appropriate standards for noise: <ul style="list-style-type: none">• in the downtown, with respect to its effect on surrounding neighborhoods• in new developments throughout the community• in business development in the rural area, particularly along Winthrop Street and Whitten Road.	Short-term

Objective		Land Use Policies		Time Frame
Chapter 8: Natural Resources				
8.1	Protect natural resources.	8.1.a	Require residential and commercial developments undergoing site plan review to identify prime farm soils and/or critical natural resources (found in <i>Beginning with Habitat</i> maps and information) and take appropriate measures to protect these resources to the greatest extent feasible.	Short-term
		8.1.b	Require farm and forest operations to incorporate “Best Management Practices” (BMPs) to protect natural resources in consultation with State of Maine Soil and Water Conservation staff.	Short-term
		8.1.c	Update the shoreland zoning provisions in the Hallowell ordinance to meet new state requirements.	Short-term
		8.1.d	Identify, survey, and map all streams in Hallowell. Any identified stream that meets the state shoreland zoning definition should be included in the updated city shoreland zoning provisions and subject to the standards set forth by the state. The remainder of Hallowell streams should be catalogued with the purpose of identifying streams considered of significance that are not included in the state-defined shoreland maps. For these significant streams not subject to State shoreland rules, the city should adopt stream protection measures based on the function and value of the stream in order to provide appropriate environmental protection to these important resources. The presumption is that these measures will be less restrictive than state shoreland zoning standards, unless there are extraordinary circumstances, in which case the protection could be as stringent as the state shoreland zoning standard.	Short-term
		8.1.e	Ensure that site plan review standards are compatible with DEP wetland mitigation requirements.	Short-term
		8.1.f	Update Floodplain Management Ordinance to meet state and federal standards.	Short-term

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Objective		Land Use Policies		Time Frame
8.2	Protect water quality.	8.2.a	Update stormwater management standards to meet the requirements of: <ul style="list-style-type: none"> revised state stormwater management law and rules DEP allocations for allowable levels of phosphorus in lake/pond watersheds the Maine Pollution Discharge Elimination System Stormwater Program. 	Short-term
		8.2.b	Promote the use of low-impact development techniques for residential and non-residential construction in areas with significant natural resources and provide technical assistance to landowners who pursue low-impact development.	Short Term
8.3	Protect open space and outdoor recreational opportunities.	8.3.a	Expand the open space zone where appropriate by rezoning land owned by the City and identified as significant open space and/or recreational areas.	Short-term
Chapter 9: Affordable Housing				
9.1	Ensure that at least 10% of all housing developed during the next decade is affordable.	9.1.a	Provide incentives such as density bonuses to encourage that a portion of all upper floor residential development be developed as affordable rental and condominium units.	Short-term
		9.1.b	Allow for accessory dwelling units within residential neighborhoods as a way to increase rental housing options in the city.	Short-term
		9.1.c	Encourage affordable homeownership options by including workforce housing units within residential Planned Unit Developments and as part of downtown and neighborhood infill and redevelopment projects.	Short-term

Chapter 11: Community Activities

In addition to changing land use regulations, the 2010 Comprehensive Plan Update proposes that Hallowell undertake a variety of activities to implement the community's vision. These are steps that local and regional entities can take to preserve and enhance Hallowell's heritage. They include projects to enhance the arts and entertainment venues that make the downtown a vibrant cultural center; historic preservation measures to protect the unique character and feel of the community; and advocacy programs to help maintain the rural lifestyle and promote appropriate open space, recreation, and natural resource preservation.

Chapter 11 present the activities for accomplishing the variety of objectives found in Sections B and C of the Comprehensive Plan. Each activity includes a suggested primary entity responsible for carrying out the task. The plan recognizes that the entities involved may change over time and that the responsible group may need to be adjusted to reflect these changes.

The Community Activities' timeframe includes short-term, long-term and ongoing activities:

Short-Term activities can be completed in 2 to 5 years.

Long-Term activities may take 5 or more years to complete.

On-going activities will be carried out throughout the life of this comprehensive plan.

Objective		Community Activities		Primary Entity/Entities	Time Frame
Chapter 1: Downtown					
1.1	Expand the promotion of downtown Hallowell as an arts and culture destination.	1.1.a	Expand the scope of Hallowell marketing efforts with a focus on promoting live music. Develop an annual music festival/competition that highlights local music and includes multiple, moving venues; a “battle of the bands;” music workshops; and free youth lessons. Work with University of Maine Augusta Jazz Program to develop a Jazz Festival.	City Council; Hallowell Board of Trade	On-going
		1.1.b	Support the development of a community center that includes a small movie theatre and venues for performance arts events.	City staff; Hallowell Board of Trade	Long-term
		1.1.c	Support and encourage the volunteer spirit in Hallowell by establishing a website dedicated to connecting local/regional volunteers with festival and event coordinators.	City staff; Hallowell Board of Trade	Short-term
		1.1.d	Partner with and support the work of the 50-year-old nonprofit Kennebec Valley Art Associatio in its mmission to promote the arts in Hallowell.	City staff; Hallowell Board of Trade	On-going
1.2	Maintain a pedestrian- and bicycle- friendly community with strong ties to the Rail Trail, parks, and neighborhoods.	1.2.b/ 2.1.d	Create a citywide sidewalk, trail, and bike plan to connect residents to the downtown, schools, and various recreation areas.	City Council; City staff	Long-term
		1.2.c/ 2.1.e	Seek private and grant funding to purchase and install bicycle and pedestrian amenities, with an emphasis on providing amenities to the downtown and intown neighborhoods.	Recreation Committee	Short-term
1.A.1	Maintain a vibrant waterfront recreation area.	1.A.1.b	Support the efforts of the Waterfront Committee to develop the waterfront park.	City Council	On-going
		1.A.1.c	Seek grants and/or municipal bonds to pay for waterfront park improvements, including the acquisition and clean up of the former Exxon Mobil site.	Waterfront Committee; grant writer	On-going

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Objective		Community Activities		Primary Entity/Entities	Time Frame
1.B.5	Provide sufficient parking to meet the needs of businesses, tourists, residents, and Rail Trail users.	1.B.5.d	<p>Work with willing business owners, property managers, landlords, and Maine DOT to create and implement a downtown parking plan, support shared parking where feasible, and promote visitor and resident access to the Rail Trail, businesses, and special events.</p> <p>Find means to provide adequate, safe parking for Rail Trail users (particularly near to the Greenville Street crossing) utilizing rights of ways, agreements, or land purchase.</p>	City Staff; Hallowell Board of Trade	Short-term
Chapter 2: Intown Neighborhoods					
2.1	Neighborhood streets are safe for all users and provide bicycle and pedestrian connections	1.2.d/ 2.1.f	Maintain sidewalks and bike lanes throughout the downtown and intown neighborhoods.	Public Works	On-going
		2.1.g/	Encourage the use traffic calming techniques to reduce speeds and limit through traffic on neighborhood streets in Hallowell.	City staff; Public Works	Long-term
2.2	Ensure that Hallowell's neighborhoods are family-friendly and provide a variety of community-centered activities.	2.2.b	Allow and encourage block parties, backyard music concerts, and seasonal children's festivals/events.	City Council	Short-term
2.E.2	Develop Vaughan Field as a community park.	2.E.2.b	Implement the recommendations of the Vaughan Field Plan to develop a neighborhood park.	Recreation Committee	Short-term
2.H.1	Support the preservation of Vaughan Farm as an active urban farm	2.H.1.b	Preserve Vaughan Farm as an active urban farm. Continue to allow bow hunting on the land. Look to acquiring Land for Maine's Future and/or Farms for Maine's Future grants to permanently preserve the land.	Conservation Commission; Rural Advisory Board	Long-term

Objective		Community Activities		Primary Entity/Entities	Time Frame
Chapter 3: Stevens School					
3.1	Develop a unified Stevens School master plan to ensure new development fits in with the character and vision of the community.	3.I.1.b	Establish a master plan for the Stevens School site to guide the development of the property regardless of whether the site is purchased by the City, a private developer, or any other entity. The master plan must meet the public vision for the site and be in place prior to any development/redevelopment of the property.	City Council	Short-term
Chapter 5: Rural Area					
5.L.1	Promote residential development that is compatible with the area’s rural character.	5.L.1.e	Provide resources for technical assistance to rural landowners on environmental issues such as land conservation, low-impact development, protecting wildlife corridors, and sustainable agriculture. Assistance could include providing handbooks, referring to nonprofit and government organizations, or providing other methods of help.	Conservation Commission; City staff	On-going
5.L.2	Allow for limited non-residential development with a focus on preserving agricultural and farm uses.	5.L.2.b	Promote agricultural development by: <ul style="list-style-type: none">encouraging qualifying owners to take advantage of Farm and Open Space Tax Lawsdeveloping local/regional partnerships for farm projects such as a farmers market and Farm-to-School programs.	Rural Advisory Board	On-going
6.1	Preserve significant historic and archaeological features by raising the technical capacity of the City and encouraging property owners to engage in	6.1.a	Establish an <u>Advisory Historic Commission</u> to provide: <ul style="list-style-type: none">technical assistance to the Planning Board on historic development standards and, when requested, on individual project reviews within the historic districtstechnical assistance to property owners on affordable historic preservation techniques and tax creditseducational materials and seminars on the benefits of historic preservation.	City Council	Short-term

Objective		Community Activities		Primary Entity/Entities	Time Frame
	historic preservation.	6.1.b	Identify, survey, and map local, state, and federal historic and archeological resources. Include in this inventory a review and official listing of all significant viewsheds. Update the official City Historic and Archaeological Resources List as needed.	Advisory Historic Commission	On-going
		6.1.c	Inventory neglected public and private properties in the historic districts. Develop recommendations for rehabilitation. Possible solutions may include property sale, volunteer help, and grant applications. Encourage the Row House to acquire neglected properties by using tax credits to create revolving acquisition funds.	Advisory Historic Commission; Row House	On-going
6.2	Maintain the historic character and feel of Hallowell while providing reasonable and affordable historic development standards.	6.2.e	Adopt Maine’s new statewide Uniform Building and Energy Code (MUBEC) to allow more flexibility in the rehabilitation of historic properties within the historic districts (see Appendix B.2).	City staff	Short-term
		6.2.f	Establish requirements in the historic districts for the minimum maintenance of properties, while providing leeway for costs and situations beyond the property owner’s control.	City staff	Short-term
6.3	Promote the history of Hallowell.	6.3.a	Support the expansion of the Museum in the Streets program.	City Council	Short-term
Chapter 7: City Services					
7.1	Strengthen the City’s technical assistance capacity.	7.1.a	Obtain grant writing services to seek out opportunities for funding municipal and community projects.	City Council	Short-term
		7.1.b	Maintain membership in KVCOG and work closely with the organization to share information and resources within the region.	City Council	On-going
		7.1.c	Solicit planning assistance from KVCOG to help deal with complex subdivision review issues, provide technical assistance to rural landowners, and streamline the permitting process.	City staff	On-going

Objective		Community Activities		Primary Entity/Entities	Time Frame
		7.1.d	Provide City staff with the tools, training, and support necessary to carry out day-to-day city activities.	City Council	On-going
		7.1.e	Establish a geographic information system (GIS) database to digitally map, update, and store all natural and man-made features in the city, including natural resource, zoning, and parcel data.	City staff; KVCOG	Short-term
		7.1.f	Update and improve the City's website. Maintain the website and upgrade as necessary to meet the demands of new technologies. Ensure that the website is accurate, up to date, easy to navigate and informative, and includes all relevant City and community news, information, and events.	City staff	On-going
7.2	Ensure adequate, cost-effective City services to meet community needs.	7.2.c	Prepare a master plan for future water and sewer line expansion in Hallowell.	Hallowell Water Commission; Greater Augusta Sewer District	Short-term
		7.2.d	Study the potential for updating, relocating, or building new public facilities for public safety and public works functions.	City Council	Long-term
		7.2.e	Continue to work with the Greater Augusta Sewer and Water District to maintain and upgrade public sewer and water infrastructure. Separate any remaining combined sewer overflows (CSOs) in Hallowell.	City staff	On-going
		7.2.f	Support the efforts of the Recycling and Solid Waste Committee to promote recycling. Study the feasibility of alternative solid waste management, including single-stream and municipal trash pick-up.	City council; Recycling and Solid Waste Committee	Short-term

Objective		Community Activities		Primary Entity/Entities	Time Frame
7.3	Provide sustainable, safe, and efficient transportation options.	7.2.g	<p>Create a rolling 5-year capital improvements planning process as part of the annual budget process to fund the priority items identified in this plan, including:</p> <ul style="list-style-type: none"> • water and sewer lines • stormwater repairs • fire station • public works garage • waterfront park • Vaughan Field park • roads and sidewalk repaving • street lights. 	City Council	Short-term
		7.2.h	Explore creative ways to fund capital needs, such as impact fees, grants, and tax increment financing at the Stevens School, at the old Exxon Mobil site, and in the downtown.	City Council	Short-term
		7.3.d	With the adoption of this plan, it is the policy of the City of Hallowell to firmly oppose any state government action (through MDOT road access permits, DEP permits, or MDOT or turnpike authority funding) that would build a connection road or otherwise increase commuter and shopping traffic between Winthrop Street and the retail developments along Western Avenue in Augusta.	City Council	On-going
		7.3.e	<p>Work with regional and state transportation agencies to achieve collaborative transportation developments.</p> <p>Maintain and enhance public transit connections between Gardiner, Hallowell, and Augusta</p>	City Council	On-going
		7.3.f	Work with Maine DOT to remove the crown on Water Street.	Public Works	Long-term

Objective		Community Activities		Primary Entity/Entities	Time Frame
7.3	Provide sustainable, safe, and efficient transportation options	7.3.g	<p>Ensure that public road construction and maintenance activities use best resource protection practices.</p> <p>Encourage, when feasible, the paving of breakdown lanes to reduce runoff and provide safe shoulders for pedestrian and bicycle use during road repair or construction.</p>	City staff	On-going
		7.3.h	<p>Work with the Maine Turnpike Authority to promote an active partnership in transportation corridor initiatives, including</p> <ul style="list-style-type: none"> investments to improve safety, pedestrian safety, congestion, and alternate transportation along the Route 201 corridor funding for stormwater quality and quantity studies and ecological mitigation strategies in the watersheds and ecosystems of Hallowell through which the turnpike passes encouraging MTA to eliminate the toll at the Gardiner exit at the earliest practical time to help reduce the commuter traffic burden. 	City Council	On-going
		7.3.i	<p>With the adoption of this plan, it is the policy of the City of Hallowell that any investments in the turnpike bridges, underpasses, and overpasses in Hallowell be designed to enhance/restore community, bicycle, and pedestrian connectivity between the regions of Hallowell bisected by the turnpike.</p>	City Council	On-going
		7.3.j	<p>By adoption of the Comprehensive Plan, Hallowell establishes a policy that the Maine Department of Transportation (MDOT) will mitigate the negative impacts of traffic and state road projects on the residents of Hallowell. This means that in traffic development reviews, detour planning, and implementation actions for both permanent and temporary projects, MDOT should:</p>	City Council	On-going

Objective		Community Activities		Primary Entity/Entities	Time Frame
7.3	Provide sustainable, safe, and efficient transportation options	7.3.j (cont'd)	<ul style="list-style-type: none"> include provisions for safe pedestrian and bicycle access where traffic levels of service may not be improved yet the development is still approved, require mitigation actions such as permanent pedestrian amenities (sidewalks, crossings, etc) invest in best practices for traffic calming and community sensitive traffic design support non-highway transportation options undertake traffic studies with the Maine Turnpike Authority that include the consideration of innovative management techniques, innovative tolls, and commuter passes, as escape valves for local traffic congestion. 	City Council	Short-term
		7.3.k	Assess the need for a connection between Whitten and Litchfield Roads to reduce downtown commuter traffic destined for Augusta. Study the feasibility of establishing a frontage road along I-95 to connect Whitten and Litchfield Roads.	City staff	Long-term
7.4	Attract and retain appropriate business developments	7.4.a	Use tax increment financing and other incentives to support appropriate business development.	City staff	On-going
		7.4.b	Work with the Kennebec Valley Council of Governments (KVCOG) and other regional economic development organizations to attract appropriate business.	City staff	On-going
		7.4.c	Work with existing businesses to adopt landscaping and design standards, particularly in the gateway and downtown area. Encourage adoption through incentives such as Community Development Block Grants and low-interest loans to pay for redevelopment/upgrading.	City Staff	On-going
7.5	Establish and maintain strong regional partnerships.	7.5.a	Save money through service cooperation and consolidation with surrounding communities.	City staff	On-going
		7.5.b	Work to develop and support appropriate regional programs and partnerships	City staff	On-going

Objective		Community Activities		Primary Entity/Entities	Time Frame
7.7	Monitor the implementation of the plan.	7.7.a	Conduct an annual review of comprehensive plan implementation progress with a public meeting to highlight successes and discuss next steps.	City staff	On-going
Chapter 8: Natural Resources					
8.1	Protect natural resources.	8.1.g	Continue efforts to educate the public on how to identify and remove invasive species (as identified in Hallowell's ordinance).	Conservation Commission	On-going
		8.1.h	Protect critical natural resources in and around Hallowell in partnership with adjacent communities as well as local and regional resource agencies. As part of this effort: <ul style="list-style-type: none"> review and rank local deer wintering areas undertake a wetlands study to determine the suitability for development in areas such as the business district along I-95. 	Conservation Commission; Planning Board	On-going
		8.1.i	Implement the City Forest Management Plan.	City Council	Short-term
		8.1.j	Identify appropriate areas for wetlands mitigation projects.	Conservation Commission	Short-term
		8.1.k	Continue to work on the appropriate and timely implementation of the Hallowell Open Space Plan.	City Council; Conservation Commission	On-going
8.2	Protect water resources and water quality	8.2.c	Seek grants and other funding to create a stormwater master plan.	City staff	Short-term
		8.2.d	Maintain collaboration with the Town of Chelsea to protect the aquifers that provide public water to the City.	City staff	On-going

Objective		Community Activities		Primary Entity/Entities	Time Frame
8.3	Protect open space and outdoor recreational opportunities.	8.3.b	Create a City fund to purchase land or easements in identified significant open space areas, including critical habitats and natural resource areas as well as prime farm and forest lands. Work with public and private sources to support these efforts. Work with willing landowners to identify additional land that may be purchased at fair market value for open space/recreational use.	Conservation Commission	Long-term
		8.3.c	Re-establish the Recreation Committee.	City Council	Short-term
		8.3.d	Work with willing landowners and developers to establish voluntary easements to allow trail connections between “The Res” and Jamies Pond.	Conservation Commission	On-going
		8.3.e	Partner with local/regional recreational organizations to maintain and enhance recreational open spaces, including: <ul style="list-style-type: none"> • routine winter and summer trail maintenance • management and upkeep at the “Res” • park and sport field maintenance. 	Recreation Committee	On-going
		8.3.f	Work with the Little League and Cemetery Committee to utilize the Smith Road site so that both uses may coexist. Give the Little League organization 3 years’ notice when and if it becomes necessary for the cemetery to displace the Little League.	Recreation Committee; Cemetery Committee	Short-term
		8.3.g	Expand and promote the Urban Forest and Memorial Tree Programs.	Tree Board	On-going
8.4	Promote renewable energy	8.4.a	Study the potential for, and issues surrounding, the use of additional wind, solar, and other renewable energy sources in the City.	Conservation Commission	On-going

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Objective		Community Activities		Primary Entity/Entities	Time Frame
Chapter 9: Affordable Housing					
9.1	Ensure that at least 10% of all housing developed during the next decade is affordable.	9.1.d	Help downtown property owners upgrade existing residential units at affordable rent levels using Community Development Block Grant funds.	City staff	On-going
		9.1.e	Encourage affordable housing along Water Street using the housing tax increment finance tool.	City staff	On-going
		9.1.f	Support the implementation of the Hallowell Affordable Housing Plan.	City Council	Short-term

PART E: APPENDICES

Appendix A: Subdivision Standards

The Comprehensive Plan Update requires the review and revision of the City's current subdivision standards. Revised subdivision standards should address the unique needs of a new subdivision based on its size (the number of units proposed), location (urban versus rural), and impact on community infrastructure (roads, sewer, and water). The ordinance must ensure that new rural subdivisions do not sprawl, that they maintain the existing rural character, that they preserve open space corridors for safe wildlife passage, that do not place an undue burden on natural resources, and that they do not place an undue burden on existing residential areas.

Proposed subdivision design standards include:

General Standards

- ☐ Define minor and major subdivisions based on the number of units in the development and the impact on the existing neighborhood.
- ☐ Include a provision requiring major subdivisions to dedicate a portion of buildable land as open space. The location of the open space should ensure connectivity with existing open space networks as well as wildlife habitats and corridors.
- ☐ Create incentives for low-impact subdivisions (a type of development that minimizes stormwater runoff and pollution) by allowing flexibility in lot size, road frontage, and road development standards, where appropriate.
- ☐ Require developers to pay for traffic studies in all major subdivision applications. Such studies would address both internal and external impacts of additional cars on the community, and identify how additional traffic will affect the neighborhood and major nearby intersections.
- ☐ Create clear standards for subdivision street connections to collector roads (including a definition of a "collector" road).

Design Standards

- ☐ Establish distinctive design standards for urban and rural areas:
 - in urban areas, emphasize connected streets, sidewalks/curb development and connections, and flexible parking standards
 - in rural areas, emphasize conservation option and connections to major roads.

Infrastructure Standards

- ☐ All proposed standards for water and sewer connections should be consistent with the recommendations that will arise from the proposed water and sewer master plan to be completed by The Hallowell Water Commission and Greater Augusta Sewer District (see Policy 7.2.e).
- ☐ With the exception of special “low impact subdivisions” (described above), all streets created in new subdivisions should meet the standards required for a City road.

Establish standards for sewer infrastructure in all new subdivisions

- ☐ Require a development with any part of its lot within 300 feet of public sewer to connect to the system (this is required by State law)
- ☐ In areas not served by public sewer, assess what type of sewage disposal is appropriate for new subdivision. Base standards on:
 - the number of units proposed – establish a threshold of units above which connection to public system is mandatory based in part on the amount of waste produced
 - the impact on the existing public system including need for pump station or other infrastructure to ensure appropriate level of service in the area
 - the ability of soils to support private sewage systems.

Establish proportionate standards to address water infrastructure in all new subdivisions.

- ☐ If the subdivision is within a defined area currently served by public water system network, require a connection.
- ☐ If the subdivision is in an area not served by public water, assess what type of water system is appropriate for new subdivision. Base decision-making criteria upon:
 - the number of units (and volume of water use) proposed
 - distance from existing water lines
 - the impact on the existing public system’s capacity and water pressure
 - the potential negative impact of aquifer extraction on surrounding private wells
 - the relationship of the lot to the recommendations of the proposed master plan (see policy 7.2.e).

Appendix B: Information on Codes and Tree Programs

B.1 Secretary of Interior's Rehabilitation Standards and Guidelines

The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Rehabilitating Historic Buildings provide guidance to historic building owners looking to rehabilitate historic properties.

The standards acknowledge the need to alter or add to a historic building while retaining the building's historic character and outline the goals for the rehabilitation. The guidelines provide specific actions for the rehabilitation of both exterior and interior work on historic buildings of all sizes, materials, and types.

The standards include an overview of the primary historic building materials (masonry, wood, and architectural metals) and how they are used. Requirements address accessibility, health and safety codes, and retrofitting to improve energy efficiency.

For more information on Secretary of Interior's Rehabilitation Standards & Guidelines, visit National Parks Service website:

<http://www.nps.gov>

B.2 Maine Uniform Building and Energy Code

Traditional building codes often inadvertently discourage rehabilitation. Oriented toward new construction, they can add unnecessarily to the time and expense of rehabilitating existing buildings. Recently, rehabilitation codes that specifically encourage the rehabilitation of old buildings have been developed. These “smart” codes are applied proportionally to the extent of the work: minor work (for example, repair) is subject only to minimal requirements, while stricter requirements apply to major work (such as reconstruction or additions).

The State of Maine is adopting a new building, energy and rehabilitation code (Maine Uniform Building and Energy Code - MUBEC). The code will bring more consistency to builders, developers, and towns. Maine's new building code is based upon the International Building Code (IEBC), which is a code that facilitates the rehabilitation of older buildings. Enforcement of the new statewide code will be determined by a municipality's size:

- towns with more than 2,000 residents that previously had adopted a building code must begin enforcing the state code on June 1, 2010

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- towns with more than 2,000 residents that did not previously adopt a building code must begin enforcing the state code on January 1, 2012
- towns with fewer than 2,000 residents do not have to enforce building, energy or rehab codes.

For more information on MUBEC visit: <http://maine.gov/spo/specialprojects/buildingcodes/index.htm>

B.3 Urban Forest

Project Canopy, Maine's urban forest program, is designed to increase public awareness of community forests. The program creates and maintains partnerships and promotes comprehensive management of community forests and related natural resources. The program funds grants for downtown tree planting, greening of vacant lots, tree inventories, and management plans. The program also targets town forests.

B.4 Memorial Tree Program

The City of Hallowell participates in a Memorial Tree Program. This national project was established to encourage residents to plant trees in their community. Residents purchase trees that are dedicated in memory or as gifts and planted in Hallowell's parks, cemeteries, and along our public ways. The trees are maintained the Hallowell Tree Board.

Appendix C: Public Participation Overview

Public comment and input from a series of public workshops held in 2007 and 2008 helped guide the development of this 2010 Comprehensive Plan Update. Residents gathered on several occasions, most notably a kick-off meeting and two workshops on envisioning the future. Here are some of the highlights of what was said at these meetings.

2007 Public Kick-Off Meeting

A public kick-off meeting was held in the fall of 2007. The agenda included a summary of the planning process and a timeline for the project. Members of the public were invited to discuss all of their concerns, ideas, and suggestions for research for the Plan. Among the key issues raised that night were:

- ensuring property rights
- supporting business development
- maintaining Hallowell's character
- assessing zoning and development standards
- protecting open space
- Vaughan Field and Stevens School development
- transportation and infrastructure needs.

2008 Vision Workshops

On two evenings in the spring of 2008, the Comprehensive Plan Committee held vision workshops designed to solicit the public's perceptions on the unique characteristics that define the City of Hallowell as well as the major issues facing the City.

Here are some of the key findings from those workshops:

What makes Hallowell special?

Hallowell residents value the sense of community, the people, the historic downtown waterfront, the rural open spaces, and the wide range of urban amenities.

What should happen downtown and along the waterfront?

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Retain and enhance the character of the downtown by expanding the historic character and focusing on mixed small-scale retail and residential uses. Finish creating a waterfront park with ample seating, landscaping, restrooms, and recreational opportunities. At the Water Street gateways, include a mix of shops, business, and residential spaces along a pedestrian-friendly streetscape that reflects the historic character of Hallowell.

What is the character of Hallowell's downtown neighborhoods? How can it be preserved?

Maintain pedestrian-friendly neighborhoods where homes maintain the historic look and feel of the community and are compatible with one another. Housing opportunities should be made available for all residents regardless of age or income. Infrastructure improvements including street, sidewalk, and sewer system repairs should be a high priority.

How can the City begin to address the redevelopment of the Stevens School property?

Ensure that the City maintains some form of control over the development of a master plan and that business development focuses on limiting traffic, providing office and/or arts spaces, and leaving retail development in the downtown.

How can appropriate business development be encouraged in the I-95 Business area (Winthrop/Whitten Road) in a way that is not detrimental to the character of Hallowell?

Establish an area that provides a transition between the village and rural portions of Hallowell. Focus on maintaining the rural character through building design and buffering while promoting responsible economic growth, including the potential for small businesses and light industrial development that provide a strong tax base.

What is the character of Hallowell's rural area? How can it be preserved?

Hallowell's rural neighborhoods should provide housing options to a wide variety of residents while maintaining the look and feel of the area and supporting its agricultural heritage.

Appendix D: Proposed Changes to Hallowell Zoning

The 2010 Update of the Hallowell Comprehensive Plan includes a series of zoning and land use related changes from the existing ordinances. This appendix identifies the major changes proposed for each of the 11 areas defined on the Comprehensive Plan Future Land Use Map. It includes proposed changes to district boundaries; development standards; and allowable uses and activities.

A. Waterfront

Current Zone: Resource Protection (RP)

Proposed District Changes:

- Rezone as Recreation/Open Space
- Expand zone boundary to include the Calvary Cemetery

Proposed Use Changes:

Add/Alter	Remove/Prohibit
<p>In appropriate areas:</p> <ul style="list-style-type: none">• trails/paths• outdoor performance spaces• booths/kiosk• docks• fishing piers• restrooms• signage• public art	<ul style="list-style-type: none">• None

B. Water Street (Downtown)

Current Zone: Downtown (DT)

Proposed District Changes:

- Expand Downtown zone to include area north of Winthrop Street between Water and Second Street and include Row House parcels
- Maintain dimensional and parking standards
- Encourage first floor retail and upper floor residential uses

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- Require new buildings to reflect the character and design of existing buildings
- Establish an office/municipal district along Winthrop Street that encourages mixed use (office/residential)

Proposed Use Changes:

Add/Alter	Remove/Prohibit
<ul style="list-style-type: none">▪ art galleries/studios▪ music venues▪ personal services	<ul style="list-style-type: none">▪ auto sales/service▪ storage facilities▪ amusement center▪ cluster development▪ commercial centers/complexes▪ residential planned unit development▪ wholesale

C. Northern Gateway

Current Zone: Business A (BA)

Proposed District Changes:

- Reduce BA zone boundary to include only parcels that front on Water Street
- Develop design standards to encourage mixed use (residential/office) buildings that reflect the historic downtown character
- Encourage streetscape development, including sidewalks and bike lanes, and ensure that parking is buffered from the street and located at the side and rear of builds, where feasible
- Rezone Wilder/Densmore Street as a medium density residential area

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Proposed Use Changes:

Add/Alter	Remove/Prohibit
<ul style="list-style-type: none">• medium density single family (4-6 units per acre) and multi-family residential uses (up to 15 units per acre)• neighborhood services	<ul style="list-style-type: none">• gas stations• auto sales/service• trucking facilities, and• passive commercial uses such as storage facilities and warehousing
North of Park Street Only: <ul style="list-style-type: none">• small-scale (less than 10,000 SF) commercial centers, wholesale businesses, and moderate manufacturing uses• limit auto and auto-related uses to existing lots currently used for such purposes	

D. Southern Gateway

Current Zone: Residential B (RB2)

Proposed District Changes:

- Establish a limited mixed-use district that encourages low-traffic office/service uses, and moderate density residential units, in existing buildings that have frontage along Water Street

Proposed Use Changes:

Add/Alter	Remove/Prohibit
<ul style="list-style-type: none">▪ offices, professional and personal services,▪ neighborhood services▪ home occupations▪ moderate-density residential uses (single-family at 3-4 units per acre, multi-family at 6-8 units per acre)▪ light manufacturing	<ul style="list-style-type: none">▪ gas stations▪ auto sales/service, and▪ passive commercial uses such as storage facilities and warehousing

E. Middle/Second Street Neighborhoods

Current Zone: High Density Residential A and Moderate Density Residential B1 (RA/RB2)

Proposed District Changes:

- Combine both into one medium high density residential zone within which new development reflects the lot and design characteristics of surrounding homes

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- Rezone Vaughan Field as Open Space (OP)

Proposed Use Changes:

Add/Alter	Remove/Prohibit
<ul style="list-style-type: none">▪ high-density single-family (6-8 units per acre) and medium density multi-family (10-12 units per acre) residential uses▪ accessory dwelling units compatible with the established historic character▪ low impact, small-scale non-residential uses such as boarding homes, assisted living facilities, home occupations, civic buildings, educational/childcare facilities, and bed and breakfast establishments	<ul style="list-style-type: none">▪ offices -- unless it is a home occupation or in a building that is predominantly residential in nature

F. Central/Greenville Street Neighborhoods

Current Zone: Low Density Residential C and Moderate Density Residential B2 (RC/RB2)

Proposed District Changes:

- Combine areas into one moderate density residential zone within which new development reflects the lot and design characteristics of surrounding homes
- Ensure sidewalk development and trail connectivity where appropriate and feasible

Proposed Use Changes:

Add/Alter	Remove/Prohibit
<ul style="list-style-type: none">▪ moderate density single-family (2-4 units per acre), duplex/townhouse (4-6 units per acre)▪ accessory dwelling units▪ limited access, low impact non-residential uses such as home occupations, civic buildings, and educational/childcare facilities	<ul style="list-style-type: none">▪ offices -- unless it is a home occupation or in a building that is predominantly residential in nature

G. Neighborhood Growth Areas

Current Zone: Low Density Residential C and Low Density/Multi-Family Limited Residential D (RC/RD)

Proposed District Changes:

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- Combine areas into one moderate density residential zone within which new development reflects the lot and design characteristics of surrounding homes
- Establish an optional Residential Planned Unit Overlay that encourages large-scale developments to prepare a master site plan that is compatible in design to the surrounding area; allow for higher density cluster development in the overlay district
- Establish street and road standards that encourage residential connectivity ,but limit the potential for cut-through traffic
- In the area of the Ridges, require that new development is in character with proposed Stevens School redevelopment

Proposed Use Changes:

Add/Alter	Remove/Prohibit
<ul style="list-style-type: none">▪ moderate density single-family (2-4 units per acre), duplex/townhouse (4-6 units per acre)▪ accessory dwelling units▪ limited access, low impact non-residential uses such as home occupations, civic buildings, and educational/childcare facilities▪ as part of master plan cluster development, allow for higher density clustered single-family (4-6 units per acre) and duplex/townhouse (6-8 units per acre) units, as long as a percentage of the land is preserved as open space, and at least 10% of new development is affordable	<ul style="list-style-type: none">▪ None

H. Vaughan Farm

Current Zone: Low Density Residential C and Low Density/Multi-Family Limited Residential D (RC/RD)

Proposed District Changes:

- Rezone as Rural (see L below, page 7)
- Maintain RP/OP Zones within Vaughan Woods and Cascade Pond

I. Stevens School

Current Zone: Residential C (RC)

Proposed District Changes:

- Establish a Residential Planned Development Zone that requires a master plan approved by the city

J. Winthrop Street Business District

Current Zone: Business C (BC)

Council approved – 10-12-10

Proposed District Changes:

- Require commercial design standards to ensure that new buildings are compatible in scale and design with Hallowell character
 - maximum building floor area: 25,000 SF
 - maximum building footprint: 15,000 SF
 - maximum building height (35 ft)
 - minimum lot size of one acre for projects connected to sewer and water
 - landscaped buffering along Winthrop Street, Whitten Road, and the turnpike to protect the viewshed
 - new parking lots to the side and rear of the building
 - planned unit district (PUD) for commercial uses that are within overall densities of zone, but provide flexibility in siting and building size

Proposed Use Changes:

Add/Alter	Remove/Prohibit
<ul style="list-style-type: none">▪ office and professional services uses▪ community centers and▪ residential care facilities	<ul style="list-style-type: none">▪ towers▪ retail▪ high traffic commercial businesses, restaurants▪ residential planned unit developments▪ manufacturing, assembly, and warehouse uses

K. Whitten Road Business District

Current Zone: Business B (BB)

Proposed District Changes:

- Require commercial design standards to ensure that new buildings are compatible in scale and design with Hallowell's character
 - maximum building floor area: 50,000 SF
 - maximum building footprint: 40,000 SF
 - maximum building height (35 ft)
 - minimum lot size of one acre for projects connected to sewer and water
 - landscaped buffering along Winthrop Street and Whitten Road to protect the viewshed
 - new parking lots to the side and rear of the building

Council approved – 10-12-10

Proposed Use Changes:

Add/Alter	Remove/Prohibit
<ul style="list-style-type: none">▪ office and services uses▪ hotels and inns▪ moderate-scale manufacturing, assembly, and warehouses	<ul style="list-style-type: none">▪ towers▪ high traffic commercial businesses▪ restaurants▪ retail▪ residential uses or residential planned unit developments▪ campgrounds

L. Rural Area

Current Zone: Rural Farm (RF)

Proposed District Changes:

- Add requirements to major subdivisions to ensure compatibility with rural character including lot size, open space, and viewshed preservation

Proposed Use Changes:

Add/Alter	Remove/Prohibit
<ul style="list-style-type: none">▪ low density single family (1 unit per acre)▪ moderate density clustered townhouse/mobile home park development (2-4 units per acre)▪ low-intensity non-residential uses such as home occupations, arts and crafts production, recreational developments, and agriculture related businesses▪ buffered cell and radio towers and permanent sand and gravel piles	<ul style="list-style-type: none">▪ “urban uses” such as<ul style="list-style-type: none">○ libraries,○ neighborhood services, and○ commercial retail establishments

Council approved – 10-12-10

